

AGENDA

COMMITTEE ON LANDS AND BUILDINGS

**February 21, 2017
Aldermen Long, Shaw,
Cavanaugh, Herbert, Pappas**

**5:30 p.m.
Aldermanic Chambers
City Hall (3rd Floor)**

1. Chairman Long calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Philip Croasdale, Water Works Director, requesting the Board support the Purchase and Sale Agreement for property located in Londonderry with a price not to exceed \$35,000.
Ladies and Gentlemen, what is your pleasure?
4. Proposal for a Cultural District submitted by the Manchester Cultural District Coalition.
Ladies and Gentlemen, what is your pleasure?
5. Private sector use of rail right-of-way application submitted by Mill Steel Corporation for property at 62 Maple Street.
Ladies and Gentlemen, what is your pleasure?
6. Request from Shane Pelissier to purchase City-owned property located at Kalisz Lane, TM 485, Lot 26.
Ladies and Gentlemen, what is your pleasure?
7. Request from Greg Powers to purchase City-owned property located at 173 Maplehurst Avenue.
Ladies and Gentlemen, what is your pleasure?

TABLED ITEMS

(A motion is in order to remove any item from the table.)

8. Communication from Marc Pinard, Brady Sullivan General Counsel, submitting a request to purchase land comprising of Plaza Drive.
(Note: Tabled 12/14/15; additional information to come from City staff and Brady Sullivan Properties.)
9. If there is no further business, a motion is in order to adjourn.

BOARD OF WATER COMMISSIONERS

KIMBERLEY L. GRISWOLD
President

MATTHEW GREENWOOD
Clerk

PHILLIP SAPIENZA
CLIFF HURST
LINDA L. MICCIO
BILL TROMBLY JR.

Ex Officio
HON. THEODORE L. GATSAS
Mayor

PHILIP W. CROASDALE
Director



MANCHESTER WATER WORKS

281 LINCOLN ST., MANCHESTER, NEW HAMPSHIRE 03103-5093 Tel. (603) 624-6494

February 14, 2017

Alderman Patrick Long, Chairman
Committee on Lands and Buildings
C/o Office of the City Clerk
One City Hall Plaza
Manchester, NH 03101

Dear Chairman Long,

This letter is submitted by the Manchester Water Works (MWW) as a formal request of the Committee on Lands and Buildings to support the Manchester Water Works (MWW) to enter into a Purchase and Sale Agreement (P&S) with the price not to exceed \$35,000 to purchase approx. 1.94 acres of property in the Town of Londonderry for the purpose of constructing a 2.5 – 3MG water storage tank. The P&S will be subject to MWW securing all the needed approvals from the town of Londonderry to sub-divide and construct the tank.

Attached for the Committee's review is a copy of an appraisal we had contracted for this purchase. The Board of Water Commissioners approved staff to enter into a P&S on January 26, 2017 at the regularly scheduled monthly Board Meeting.

I will be available at the next Lands and Buildings Committee Meeting to answer any questions you or the Committee may have. Please feel free to contact me at 792-2800 prior to the meeting should you have immediate questions and I will be happy to discuss them with you.

Respectfully submitted,

Philip W. Croasdale, CPA
Director

Cc: Committee on Lands and Buildings

Attachments

APPRAISAL OF



Residential Land

LOCATED AT:

Part of 15-35 Noyes Rd.
Londonderry, NH 03053

FOR:

Manchester Water Works
1581 Lake Shore Rd
Manchester, NH 03109

BORROWER:

N/A

AS OF:

December 28, 2016

BY:

Mark H. McKeon
NHCR-03

January 4, 2016

John O'Neil
Manchester Water Works
1581 Lake Shore Rd
Manchester, NH 03109

File Number: 216R0062

To Whom it May Concern:

In accordance with your request, I have appraised the real property at:

Part of 15-35 Noyes Rd.
Londonderry, NH 03053

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of December 28, 2016 is:

\$6,000
Six Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully Submitted,



Mark H. McKeon
NHCR-03
President, Residential Real Estate Appraiser

Appraiser Independence Certification

File No.: 216R0062

Borrower:	N/A						
Property Address:	Part of 15-35 Noyes Rd.						
City:	Londonderry	County:	Rockingham	State:	NH	Zip Code:	03053
Lender/Client:	Manchester Water Works						

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

- Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
- Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
- Expressly or implicitly promising future business, promotions, or increased compensation for my services;
- Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
- Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
- Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
- Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
- Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

<p>APPRAISER:</p> <p>Signature: <u>Mark H. McKeon</u></p> <p>Name: <u>Mark H. McKeon</u></p> <p>Date Signed: <u>01/04/2017</u></p> <p>State Certification #: <u>NHCR-03</u></p> <p>or State License #: _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>NH</u></p> <p>Expiration Date of Certification or License: <u>02/28/2018</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Date Signed: _____</p> <p>State Certification #: _____</p> <p>or State License #: _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p>
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USPAP ADDENDUM

File No. 216R0062

Borrower: N/A
 Property Address: Part of 15-35 Noyes Rd.
 City: Londonderry County: Rockingham State: NH Zip Code: 03053
 Lender: Manchester Water Works

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- ☒ **Appraisal Report** A written report prepared under Standards Rule 2-2(a).
☐ **Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 3-6 Months

Exposure Time Statement reference USPAP AO 35 pg 195, line 12 :

USPAP defines exposure time as a retrospective opinion based on an analysis of past events assuming a competitive and open market. It is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Additional Certifications

- ☒ I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: Mark H. McKeon
 Name: Mark H. McKeon
 Date Signed: 01/04/2017
 State Certification #: NHCR-03
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: NH
 Expiration Date of Certification or License: 02/28/2018
 Effective Date of Appraisal: December 28, 2016

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

File No. 216R0062

Produced using ACI software. 800.234.8727 www.aciweb.com

File No. 216R0062

MARKET DATA ANALYSIS

COMMENTS

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

ADDENDUM

Borrower: N/A		File No.: 216R0062	
Property Address: Part of 15-35 Noyes Rd.		Case No.:	
City: Londonderry	State: NH	Zip: 03053	
Lender: Manchester Water Works			

Definition of Market Value:

Market Value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. a payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

There is a footnote in the Secondary Market appraisal forms that adjustments to comparable sales must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions.

The source of this definition may be found on Page 4 of this report form (Fannie Mae Form 1004 / Freddie Mac Form 70).

This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Purpose of the Appraisal:

The purpose of the appraisal is to develop an opinion of market value, as defined herein, of the real property that is the subject of this report, as of the effective date of appraisal. An appraisal is now defined as an opinion of value, and the word "opinion" supersedes the word "estimate" throughout this report.

Intended User:

The intended user of this appraisal is the client that is identified within the report.

Intended Use:

The intended use of this appraisal is to evaluate the property that is the subject of this appraisal for the possible

ADDENDUM

Borrower: N/A

File No.: 216R0062

Property Address: Part of 15-35 Noyes Rd.

Case No.:

City: Londonderry

State: NH

Zip: 03053

Lender: Manchester Water Works

purchase by the client, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser. The appraisal and opinion of value shall not be utilized or relied upon by any buyer, seller, loan applicant or any third party. No contract shall be deemed to exist between said individuals and the appraiser. Any use of this appraisal report by any other user or for any other intended use is strictly prohibited.

Scope of work:

SCOPE OF WORK is defined by USPAP as: the type and extent of research and analyses applied to an appraisal assignment.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report.

The subject is identified through a review of the deed (legal description), town/city records including tax maps, and site plans. If any of these sources are not available at the time of appraisal, the source deemed most credible by the appraiser will be relied upon. Unless otherwise stated, the appraiser has no knowledge of any hidden or unapparent conditions of the property that would make it more or less valuable, and the appraiser makes no guarantees, express or implied, regarding the land parcel being appraised. THE APPRAISER'S OPINION OF VALUE IS BASED ON THE EXTRAORDINARY ASSUMPTION THAT THERE ARE NO HIDDEN OR UNAPPARENT CONDITIONS.

The scope of this assignment includes research, collection and analysis of data as it relates to real estate activity in the subject's market area. Information is obtained from, but is not limited to, the following sources: Multiple listing service, town/city assessing offices, census tract data, registry of deeds, knowledgeable appraisers, real estate brokers/sales agents, parties involved in sales transactions, builders & developers, etc. When and if conflicting data was found, the source considered to be the most reliable was used.

The Sales Comparison, Cost and Income Approaches to value were considered in this appraisal. The Sales Comparison Approach is applicable to the valuation of the subject and was completed. Because the subject is undeveloped residential land, neither the cost nor income approaches to value are considered to be viable and therefore have not been developed in this report. It is the appraiser's opinion that the development of these approaches is not necessary to arrive at a credible assignment result.

Exposure Time: Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market)

The reasonable marketing time is an opinion of the amount of time it might take to sell a real property interest at the concluded opinion of market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time which is always presumed to precede the effective date of an appraisal.

ADDENDUM

Borrower: N/A

File No.: 216R0062

Property Address: Part of 15-35 Noyes Rd.

Case No.:

City: Londonderry

State: NH

Zip: 03053

Lender: Manchester Water Works

By studying the sales of similar comparable properties, as well as discussions with individuals knowledgeable of current neighborhood trends in the subject area, the appraiser has concluded that the exposure time for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the appraiser's opinion of market value is also consistent with the marketing time noted in the Neighborhood section of this report.

Highest and Best Use

A property's Highest and Best Use must be physically possible, legally permissible, financially feasible and maximally productive.

The Dictionary of Real Estate Appraisal, published by the Appraisal Institute, defines Highest and Best Use of an improved property as follows: "the use that should be made of a property as it exists. An existing improvement should be renovated, or retained as is, so long as it continues to contribute to the total market value of the property, or until the return of a new improvement would be more than offset by the cost of demolishing the existing building and constructing a new one."

Premised upon that, the subject conforms to the criteria of this specific definition, therefore, as it exists is representative of its Highest and Best Use.

Neighborhood Comments

Londonderry is a conveniently located community in south/central New Hampshire. It is adjacent to Manchester, New Hampshire's largest city and major employment center. Londonderry also offers easy access to the state's highway system and employment centers in Massachusetts. All necessary services are conveniently located within a reasonable driving distance. The subject is located in the northern section of Londonderry near Route 28. The homes in the area vary in size and style and include detached single family residences, condexes and some condominium complexes. Abutting the subject site to the east is a condominium complex. There are commercial property uses along Route 28 in the northern section of town and along Route 102 toward the southern part of town. No adverse influences were observed.

Site Comments

As of the effective date of this appraisal, the proposed subject site is part of Londonderry Tax Map 015, Lot 035 as can be seen on the attachment to this report. This is a condominium site on which are sited two condexes known as 56 A&B Noyes Road, Londonderry, NH. Manchester Water Works proposes to acquire from the owners of the two condexes approximately 1.94 acres of land at the rear of their site in order to construct a second water tank. There is an existing water tank that can be seen in the attached photos located at 14 Josephine Drive. It is also known as Tax Map 15, Lot 40-3.

The proposed subject site is currently landlocked. The only access to the site, once subdivided, would be through the parcel already owned by Manchester Water Works (Map 15, Lot 40-3). In its current state, the proposed subject parcel is the rear portion of 56 A&B Noyes Road and the only access is via Noyes Road. The site rises from the road on a relatively steep incline to the back of the site.

It is noted that the attached proposed plan states that the client of this report would be acquiring an easement to the property at 56 A&B Noyes Road, but it is the appraiser's understanding that Manchester Water Works now intends to buy the parcel of land being appraised. Because the proposed subject site has not yet been subdivided, this report is based on the hypothetical condition that the proposed subject site will be subdivided as described in the attached plan with the approval of the town of Londonderry.

Comments on Sales Comparison

The analysis in this section of the report has been conducted on a "per acre" basis.

Because it is relatively rare for undevelopable parcels of land to be transferred, it was necessary for the appraiser to select comparable sales from outside the subject town. All five of the comparable sales were unbuildable sites at the time of transfer.

Sale 1 represents the transfer of a 2.37 acre parcel that was essentially landlocked. Rem Drive is a town owned road that is reported to be a class 6 road, but appears to be only a paper street. This site consists of some wetland, but is also near a

ADDENDUM

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Property Address: Part of 15-35 Noyes Rd.		Case No.:	
City: Londonderry	State: NH	Zip: 03053	
Lender: Manchester Water Works			

wide section of the Piscataquog River. As such, sale 1 was technically landlocked at the time of its sale and it was purchased by an abutter.

Sale 2 is a sale of a parcel of land that was not developable according to the listing broker. She stated that the buyer of the property applied for a variance to build on the site but it was denied by the town.

Sale 3 is closest in proximity, but the broker reported that the sellers had left the area and were anxious to sell the site. A police officer from an area town purchased it for recreational purposes. This sale is included in the report because it is in relatively close proximity to the subject and sold within a year of the effective date of this report.

Sale 4 had right of way access but according to the broker it was more than a mile off the main road. The parcel was reportedly purchased for recreational purposes.

Sale 5 was also accessible via right of way that was off two class 6 roads. Therefore, access to this site was not easy. It was purchased by an abutter.

Because of the subject's relatively small size and its location next to an existing water tank, it is the appraiser's opinion that it would have little appeal to anyone but an abutter.

After adjustments, the comparable sales indicate a relatively wide range of value per acre for the subject property. This may be due to the fact that when land is undevelopable, landlocked or generally difficult to access, the pool of buyers is most often limited to abutters. In this case, the motivations of both buyers and sellers can vary greatly, leading to the wide range of indicated values. Each of the sales is considered in arriving at the final opinion of value. Sale 1 is considered to be the most similar situation to the subject's in that, for all intents and purposes, the parcel was landlocked at the time of sale. In these cases, abutters are the only prospective purchasers that would have use for the land and therefore the buyer pool is limited. The indicated range of value per acre based on the five comparable sales in this report is from \$1,917 to \$5,020. Because sale 1 is most similar in size to the subject and is considered to have been landlocked at the time of sale, it is weighted most heavily in arriving at the final opinion of value. $\$3,165 \text{ per acre} \times 1.94 \text{ acres} = \$6,140$, rounded to \$6,000.

Final Reconciliation

The sales comparison approach is considered to be the best indicator of value as it best reflects the actions and attitudes of buyers and sellers, which is the essence of market value. Because the subject is undeveloped residential land, neither the cost nor income approaches to value are considered to be viable and therefore have not been developed in this report. It is the appraiser's opinion that the development of these approaches is not necessary to arrive at a credible assignment result. Maximum weight was assigned to the Sales Comparison Approach to value.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Part of 15-35 Noyes Rd., Londonderry, NH 03053

APPRAISER:

Signature: Mark H. McKeon
 Name: Mark H. McKeon
 Date Signed: 01/04/2017
 State Certification #: NHCR-03
 or State License #: _____
 State: NH
 Expiration Date of Certification or License: 02/28/2018

SUPERVISORY APPRAISER (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

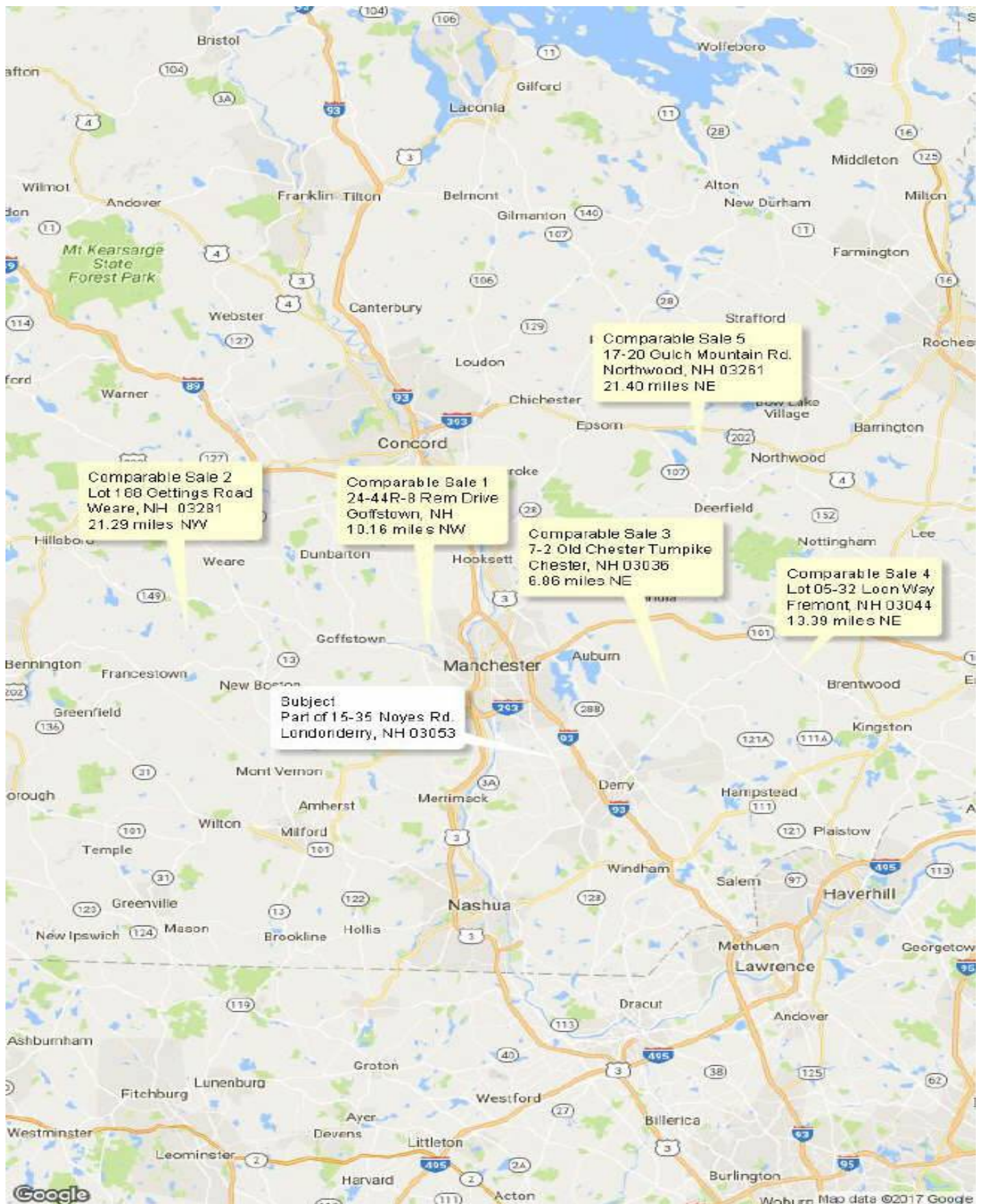
☐ Did ☐ Did Not Inspect Property

NHCR-03

LOCATION MAP

Borrower: N/A
 Property Address: Part of 15-35 Noyes Rd.
 City: Londonderry
 Lender: Manchester Water Works

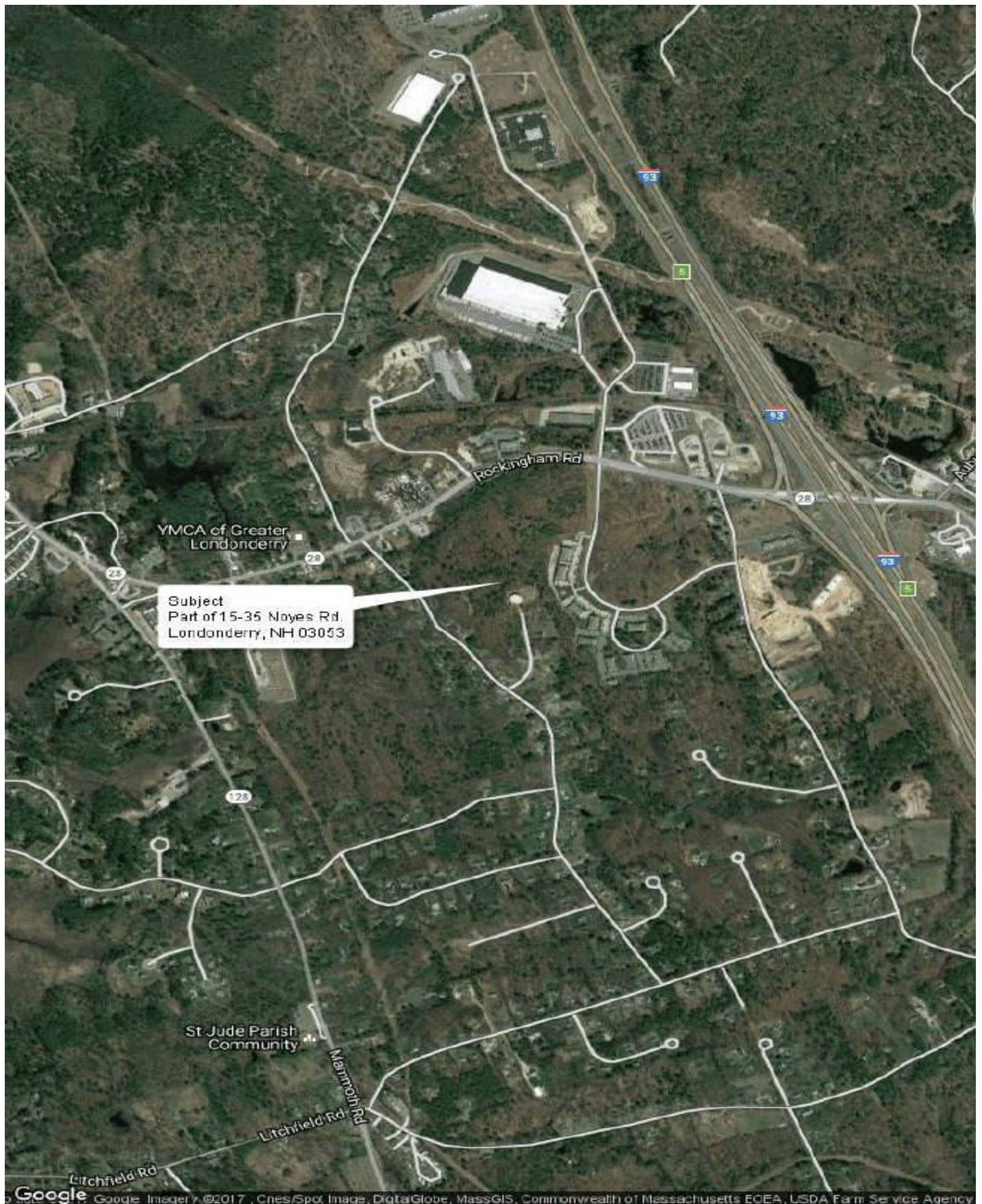
File No.: 216R0062
 Case No.:
 State: NH
 Zip: 03053



AERIAL MAP

Borrower: N/A
Property Address: Part of 15-35 Noyes Rd.
City: Londonderry
Lender: Manchester Water Works

File No.: 216R0062
Case No.:
State: NH
Zip: 03053

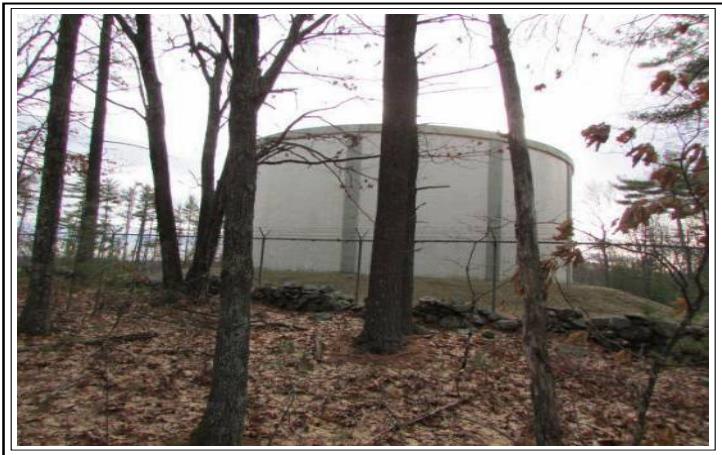




Existing water tank viewed from Josephine Drive



Street scene on Josephine Drive



View of existing water tank from proposed subject site



Two condexes known as 56A & 56B Noyes Road, Londonderry

The proposed subject site is a part of the site on which these condexes are located

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A

File No.: 216R0062

Property Address: Part of 15-35 Noyes Rd.

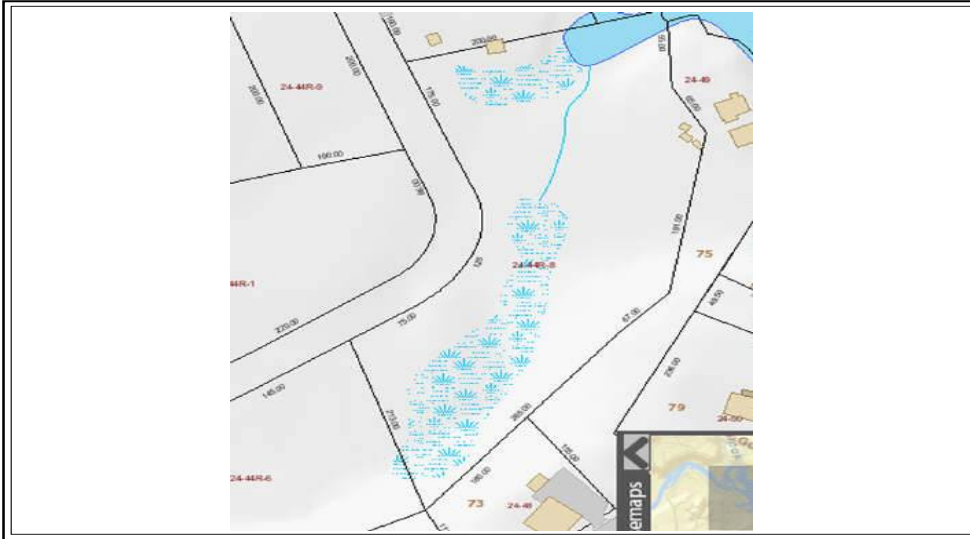
Case No.:

City: Londonderry

State: NH

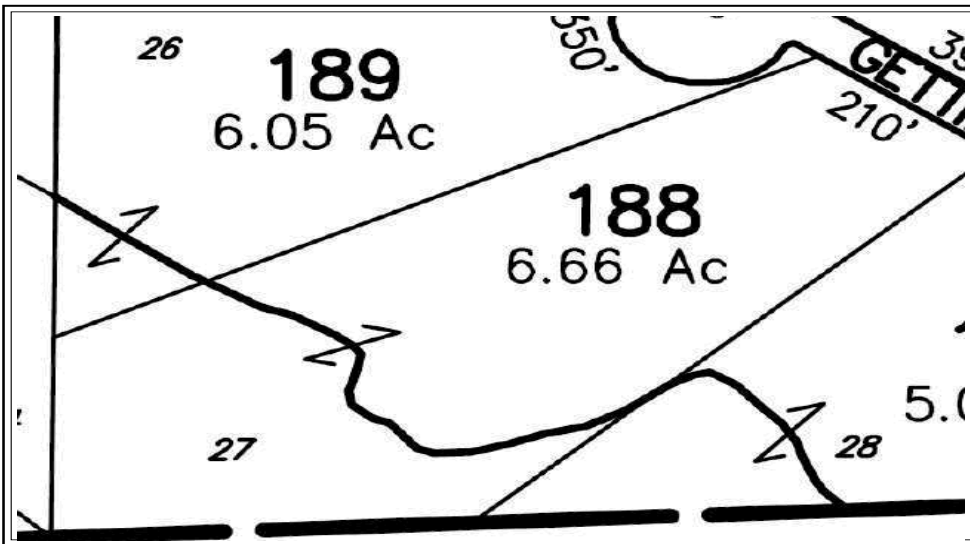
Zip: 03053

Lender: Manchester Water Works



COMPARABLE SALE #1

24-44R-8 Rem Drive
Goffstown, NH
Sale Date: 02/24/2014
Sale Price: \$ 7,500



COMPARABLE SALE #2

Lot 188 Gettings Road
Weare, NH 03281
Sale Date: 09/18/2015
Sale Price: \$ 18,000

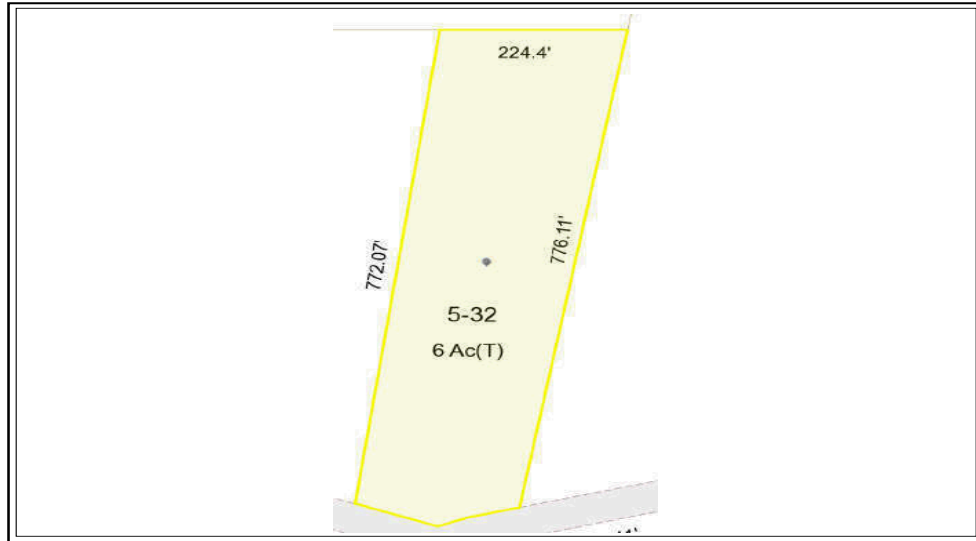


COMPARABLE SALE #3

7-2 Old Chester Turnpike
Chester, NH 03036
Sale Date: 12/09/2015
Sale Price: \$ 11,500

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A	File No.: 216R0062
Property Address: Part of 15-35 Noyes Rd.	Case No.:
City: Londonderry	State: NH
Lender: Manchester Water Works	Zip: 03053



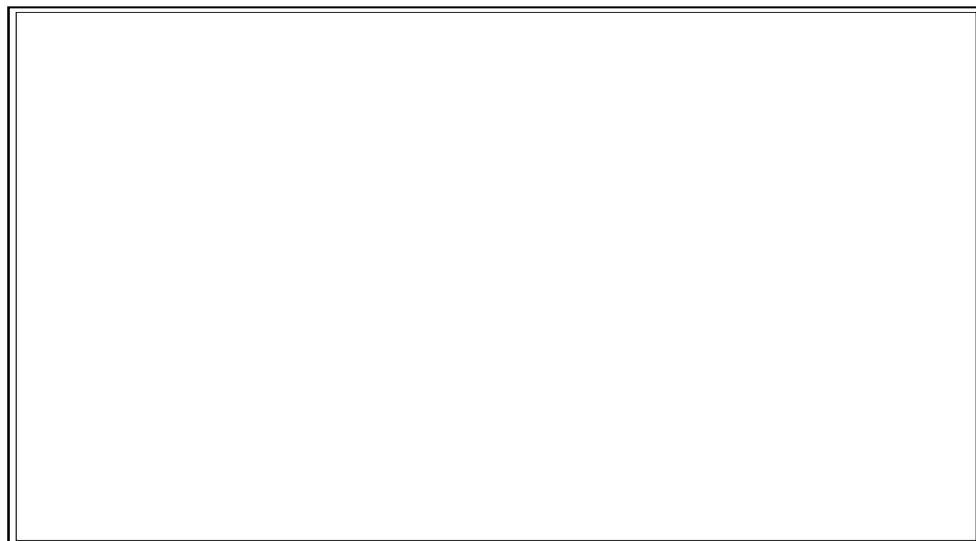
COMPARABLE SALE #4

Lot 05-32 Loon Way
Fremont, NH 03044
Sale Date: 08/05/2016
Sale Price: \$ 25,500



COMPARABLE SALE #5

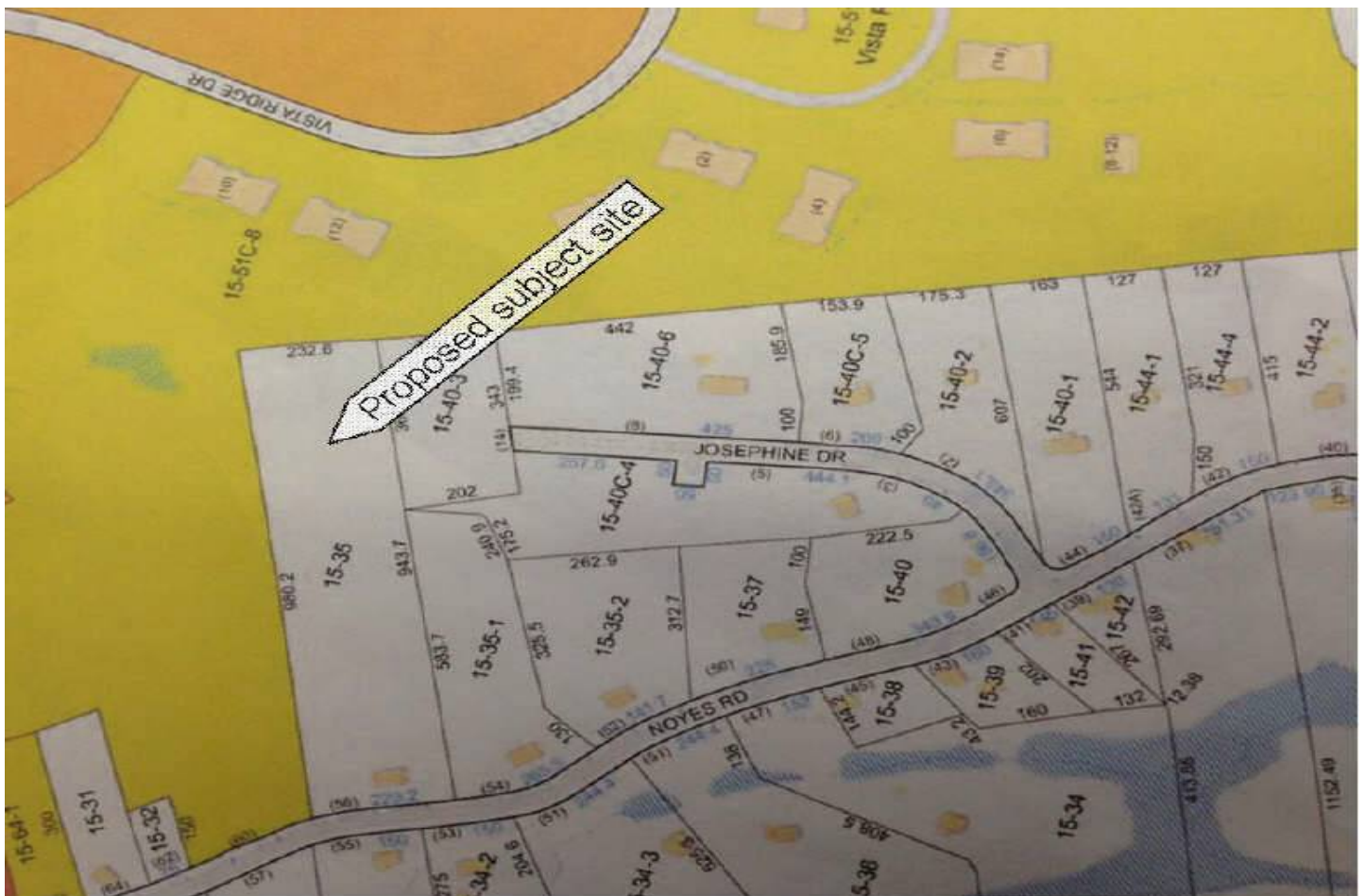
17-20 Gulch Mountain Rd.
Northwood, NH 03261
Sale Date: 10/05/2015
Sale Price: \$ 25,000

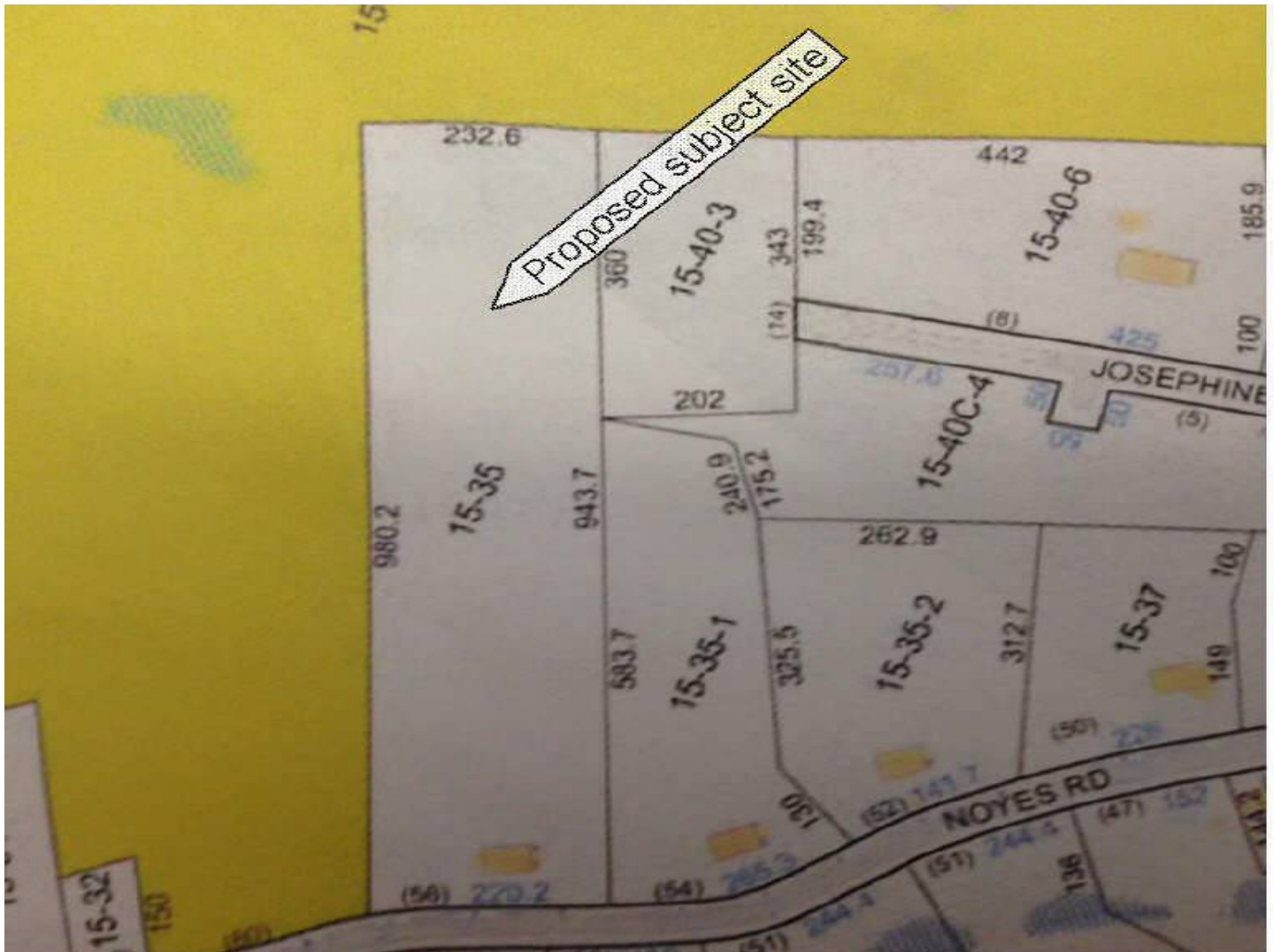


COMPARABLE SALE #6

Sale Date:
Sale Price: \$







Borrower: N/A
Property Address: Part of 15-35 Noyes Rd.
City: Londonderry
Lender: Manchester Water Works

File No.: 216R0062
Case No.:
State: NH
Zip: 03053

8K3889PG0459

Unofficial Document Unofficial Document Unofficial D



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Jeffrey A. Hupfer, a single person, of 56 A Noyes Road, City/Town of Londonderry, County of Rockingham, State of New Hampshire, for minimum consideration paid, grants to Jeffrey A. Hupfer and Gary Lepage, both single individuals, of 56 A Noyes Road, City/Town of Londonderry, County of Rockingham, State of New Hampshire, as Joint Tenants with Rights of Survivorship, with Quitclaim covenants.

A certain Condominium Unit, Being UNIT "A", in the "56 Noyes Road Condominium", situated at 56 Noyes Road, in the Town of Londonderry, County of Rockingham, State of New Hampshire, a Condominium established by Bruce K. Merrill, Trustee of the Bruce K. Merrill Living Trust, pursuant to New Hampshire Revised Statutes, Chapter 356-B, by Declaration dated April 1, 1998, and recorded on March 4, 1998, with the Rockingham County Registry of Deeds, Book 3371, Page 2056, and the By-Laws recorded with the Declaration, which Unit is shown on the Site Plan and Floor Plans of the Buildings recorded with the Rockingham County Registry of Deeds, Plan D-27000.

Said Unit is conveyed together with:

1. An undivided Fifty (50%) Percent Interest in the Common Areas described in the Declaration;
2. The exclusive right and easement to use the Limited Common Areas as defined, described and identified in the Declaration and as shown on the aforementioned plan;
3. The benefit of a 20' wide easement to and from the leach field location as defined, described and identified in the Declaration, and as shown on the aforementioned plan. This easement is perpetual and shall run with the land. Grantee shall be obligated to pay 1/6 of the cost of maintenance of the 20' wide easement road in common with the other Unit owners of the Noyes Road Condominium, and the owners of the 54 Noyes Road and the 52 Noyes Road Condominiums.

105427

2002 NOV 20 AM 11:31

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Unofficial Document Unofficial Document Unofficial Document

Borrower: N/A
Property Address: Part of 15-35 Noyes Rd.
City: Londonderry
Lender: Manchester Water Works

File No.: 216R0062
Case No.:
State: NH Zip: 03053

BK 3889PG 0460

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Unofficial Document Unofficial Document Unofficial Document

Said Unit is conveyed subject to and with the benefit of easements and restrictions as recited in deed recorded with Rockingham County Registry of Deeds in Book 3607 Page 2265.

Minimum tax stamps are due in this transaction.

Meaning and intending to describe and convey the same premises as conveyed to said grantor by deed dated June 30, 2001 and recorded at Book 3607 Page 2265 of the Rockingham County Registry of Deeds.

Unofficial Document Unofficial Document Unofficial Document

State of New Hampshire
County of Hillsborough

Before me, this 13th day of November, 2002, personally appeared Jeffrey A. Hupfer, who acknowledged that he executed the foregoing instrument as his voluntary act and deed.

Jina M. Enrico
Notary Public/Justice of the Peace
My Commission Expires:

Unofficial Document Unofficial Document Unofficial Document



Unofficial Document Unofficial Document Unofficial D

Unofficial Document Unofficial Document Unofficial Document

Borrower: N/A
Property Address: Part of 15-35 Noyes Rd.
City: Londonderry
Lender: Manchester Water Works

File No.: 216R0062
Case No.:
State: NH Zip: 03053

State of New Hampshire

REAL ESTATE APPRAISER BOARD
APPROVED TO PRACTICE AS A
CERTIFIED RESIDENTIAL APPRAISER
ISSUED TO: MARK H MCKEON



Certificate No: NHCR-03

EXPIRATION DATE: 02/28/2018

State of New Hampshire

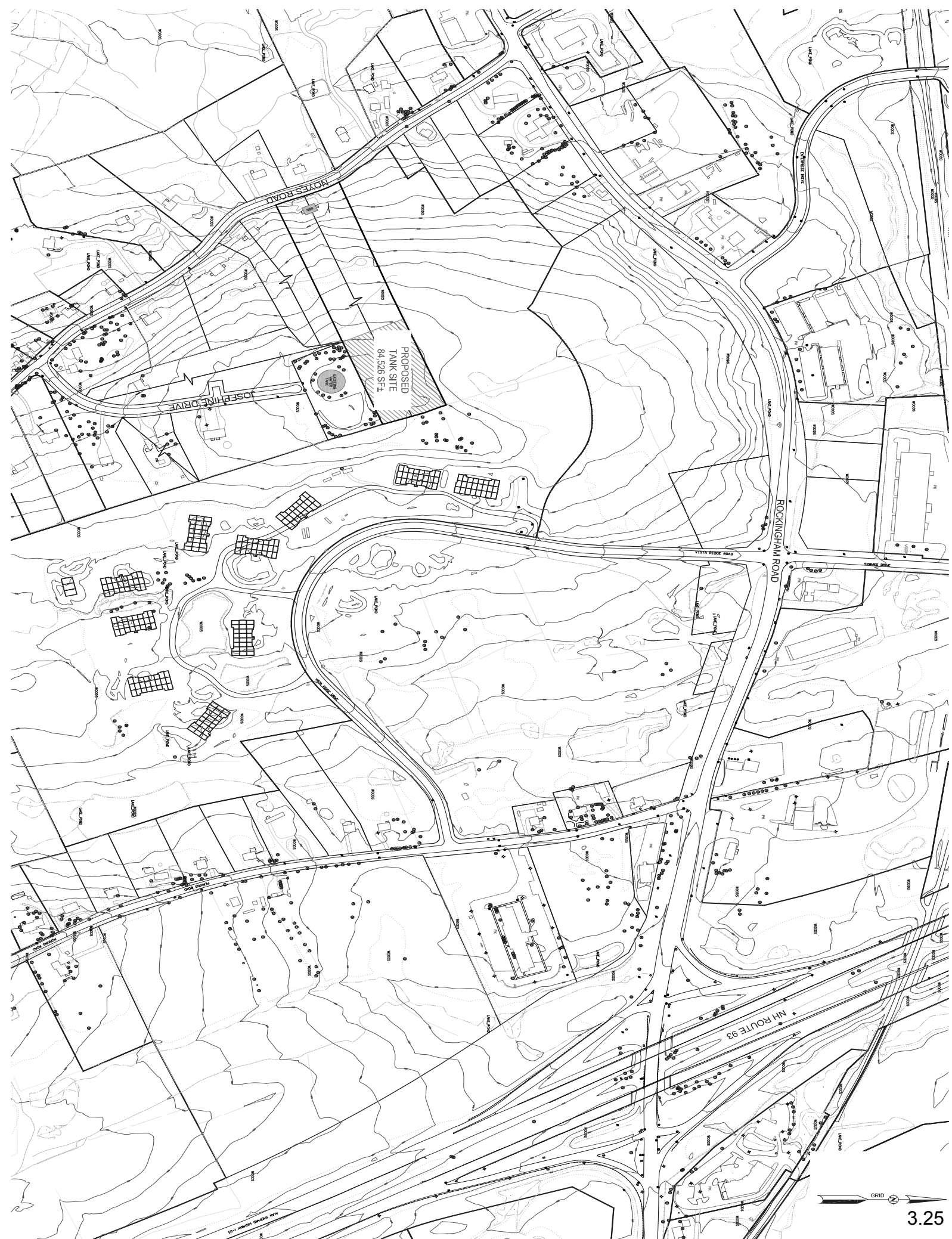
REAL ESTATE APPRAISER BOARD
APPROVED TO PRACTICE AS A
Certified Residential Appraiser
ISSUED TO: MARK H MCKEON

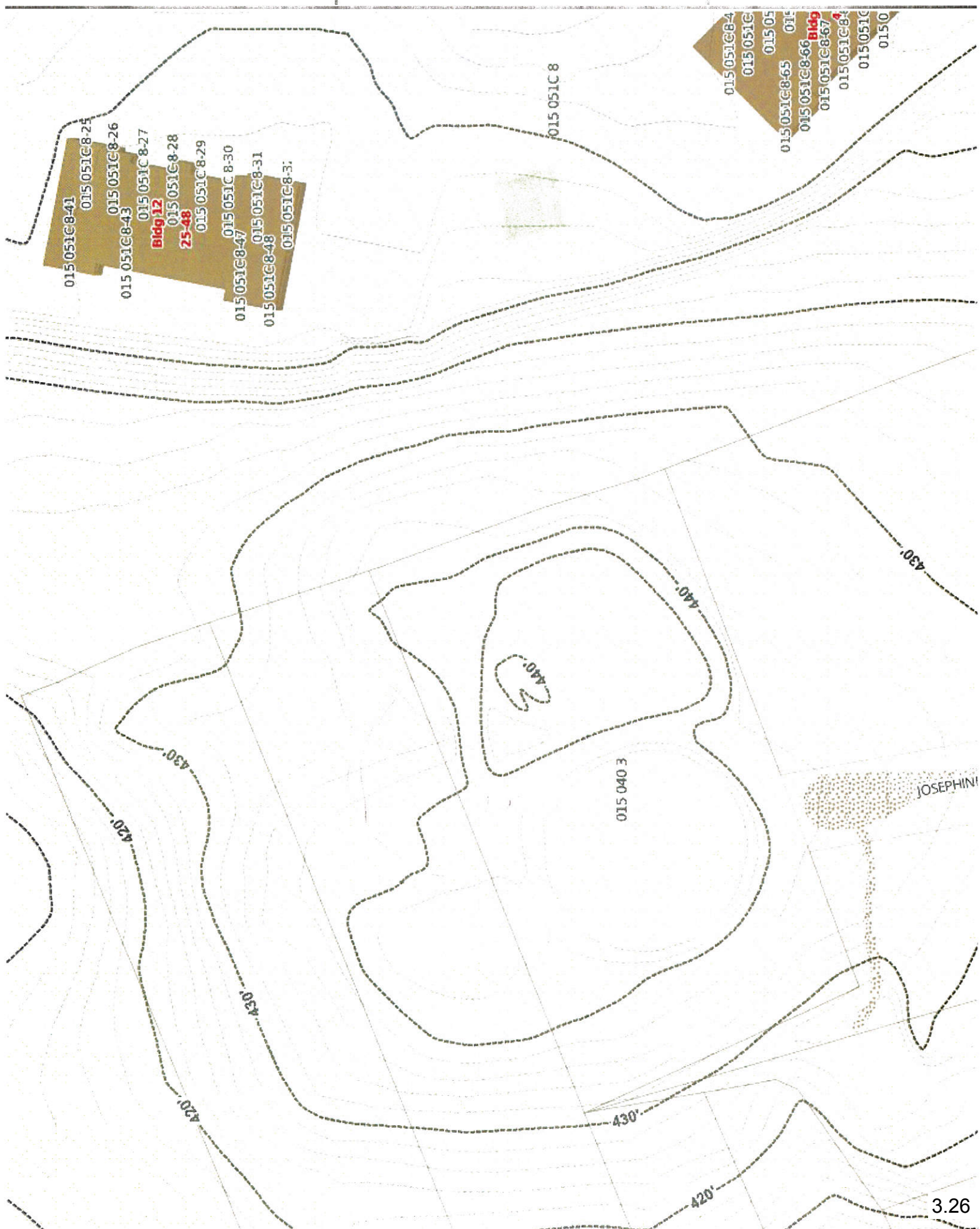


Certificate No:
NHCR-03

EXPIRATION DATE:
02/28/2018

For additional information please contact the Board office at dawn.couture@nh.gov or visit our web site at <http://www.nh.gov/nhreb>





A Manchester Cultural District

The Manchester Cultural District Coalition

The Manchester Cultural District Coalition was formed in March 2015 as a loose affiliation of non-profit community organizations, churches, and downtown businesses located within the city's cultural district that came together with a shared interest in affecting positive change in Manchester and spurring economic development through an emphasis on art, design, and creative placemaking. The coalition meets monthly to discuss, identify, and recommend specific actionable measures to help improve the neighborhood. Attendees at our monthly meetings include:

- Mike Skelton, President & CEO, Greater Manchester Chamber of Commerce
- John Clayton, Executive Director, Manchester Historic Association
- Kent Devereaux, President, New Hampshire Institute of Art
- Peter E. Ramsey, President & CEO, Palace Theatre
- Jon Sparkman, President, Devine, Millimet & Branch
- Matt Wilhlem, Executive Director, Old Sol Music Hall
- Denise van Zanten, Director, Manchester City Library
- Diane Raymond Fitzpatrick, Chief Executive Officer, Boys & Girls Club of Manchester
- David Preece, Executive Director, Southern New Hampshire Planning Commission
- Marjorie Gerbracht Stagnaro, Rector, Grace Episcopal
- Monsignor Anthony R. Frontiero, Rector, Saint Joseph's Cathedral
- Borja Alvarez de Toledo, President, Child and Family Services of New Hampshire
- Pat Long, Alderman, Ward 3, City of Manchester
- Chris Sullivan, Park Planner, City of Manchester Dept. of Parks and Recreation
- Nate Linstad, Officer, Community Policing Division, City of Manchester Police Dept.

What is the Manchester Cultural District?

The proposed Manchester Cultural District would comprise the six blocks around present day Victory Park—what was originally Concord Square, the city's first park—bounded by Elm Street to the west, Union street to the east, Lowell Street to the north, and Hanover street to the south. The District is home to significant arts and cultural institutions, among these: The Palace Theatre, the Manchester Historic Association, the Manchester City Library, the New Hampshire Institute of Art, and soon, Old Sol Music Hall.

The new District would encompass the entirety of the Victory Park Historic District, so designated in 1996 for inclusion on the U.S. Department of Interior's National Register of Historic Places and recognizing the historic and architectural significance of the four early 20th century stone buildings in the District designed by famed architect Edward Tilton (the architect for Ellis Island) and William Rantoul surrounding the park. These buildings are:

Carpenter Memorial Library, 405 Pine Street. Constructed in 1914, through the generosity of Frank P. Carpenter in memory of his wife Eleanor Blood Carpenter, the Carpenter Memorial Library is a two-story structure faced with rusticated white Vermont marble blocks which conceal reinforced concrete floors and roof above a foundation of Concord granite. It is designed in a decoratively rich Beaux Arts or Italian Renaissance style by Edward Tilton.

New Hampshire Institute of Art, 148 Concord Street. Constructed in 1916 across Concord Street from Carpenter Library, the original Manchester Institute of Arts and Sciences building was made possible by a gift from Frank Carpenter's sister-in-law, Emma Blood French. The building, constructed of New Hampshire granite, was designed by Boston architect William Rantoul.

Manchester Historic Association, 129 Amherst Street. Facing Amherst Street, on the south side of Victory Park, the Manchester Historic Association is a two story, flat-roofed block, designed by Edward Tilton but constructed in a more restrained Classical style which typifies its construction date of 1931.

Former U.S. Post Office, 111 Amherst Street. A two-story granite structure which served as the Old Post Office until 1978. Designed by E.L. Tilton (of Tilton and Githens) in 1932, the building typifies the stripped down or "starved" classicism used for government buildings during this period. Since 1985 the building has been occupied by the law offices of Devine, Millimet & Branch.

In addition to the four historic structures included in the Victory Park Historic District, the proposed Manchester Cultural District would also include several other historic structures important to the cultural life of Manchester:

The Palace Theatre, 76-96 Hanover Street. Built in 1914, the 880-seat theater was listed on the National Register of Historic Places in 1975 as the Athens Building. Constructed by Victor Charas and Henry Macropol on a design by architect Leon Lempert & Son, the venue operated originally as a vaudeville house fashioned after its Broadway namesake.

Lowell Hall, 88 Lowell Street. Standing at the corner of Lowell and Chestnut Streets, this simple brick building erected in 1841 at a cost of three thousand dollars served as Manchester's first public school. In 2009 the building was renovated for classroom space by the New Hampshire Institute of Art and combined with a newly constructed, Gold LEED certified six-story residence hall located directly behind it.

Old Sol Music Hall, 23 Amherst Street. Designed by Manchester architect Norris W. Corey, the Rex Theatre operated as a first-run cinema from 1940 until 1961. Subsequently, the building served as both a cinema and a nightclub under various names (King Cinema, The Movies, Club Liquid, Realm). In 2015 the Manchester Development Corporation purchased

the building for redevelopment and now is slated to become the home of a new non-profit performing arts institution, Old Sol Music Hall.

Why Establish a Cultural District?

There are various benefits to establishing a cultural district in Manchester, primary among them:

- Attracting businesses, tourists, and residents to a central part of the City;
- Spurring economic development through increased private investment in the District;
- Serving as a focal point to visually brand and market the District and the various City-sponsored events and local nonprofit cultural organizations located there;
- Recognizing the unique history and character of the Queen City and some of its significant architectural and historic landmarks;
- Improving the quality of life for City residents who attend cultural events and access the services provided by organizations located within the District;
- Providing formal boundaries lines to facilitate securing private foundation, state, and Federal funds set aside specifically to promote cultural districts (see list below);

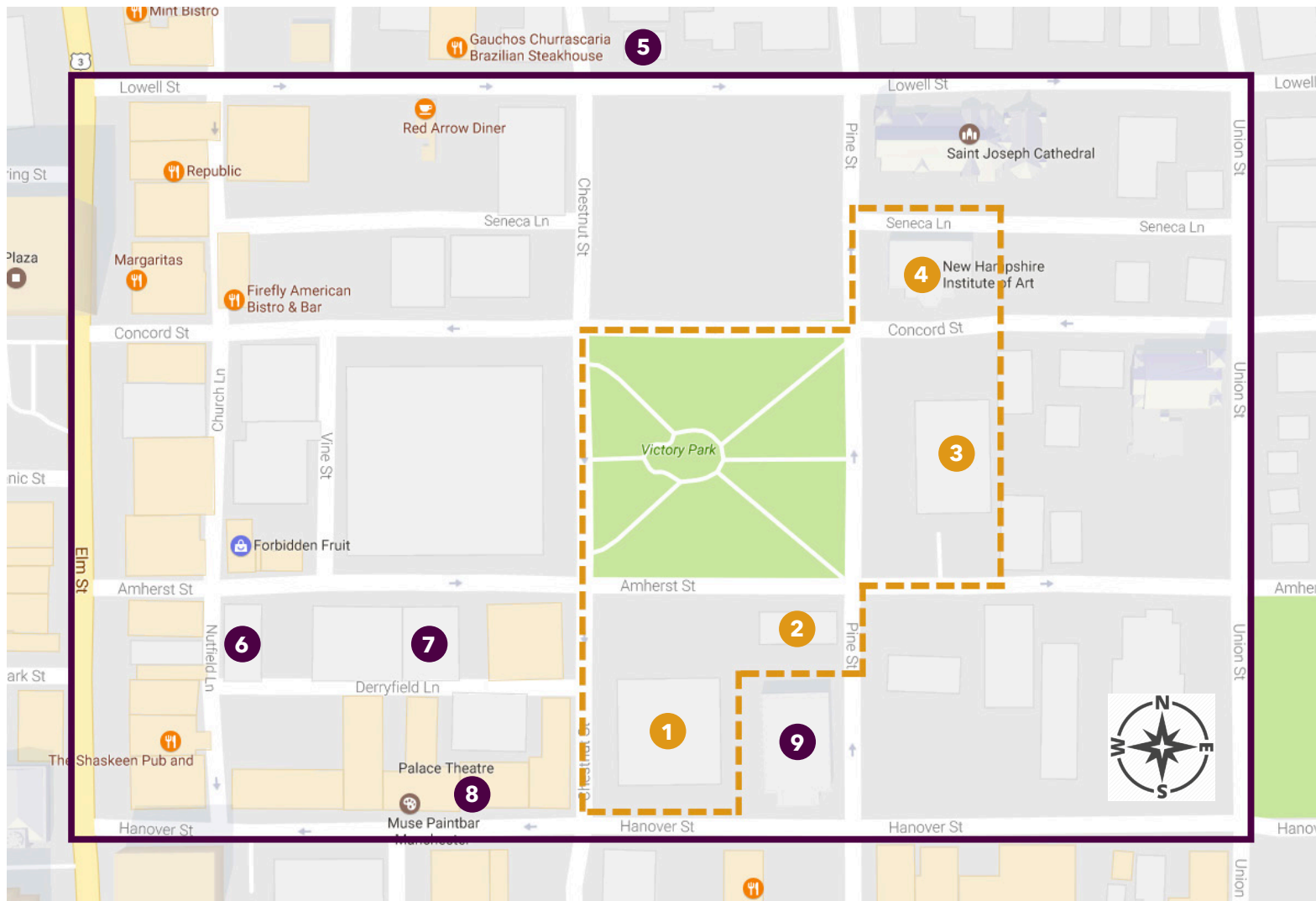
Significant progress has already been achieved just in the two years since the Manchester Cultural District Coalition was first convened. An official designation of a Manchester Cultural District by the Board of Mayor and Alderman would assist the constituent organizations in seeking additional funding from a variety of sources that could be used to enhance cultural programming, implement façade and streetscape improvements, and deepen community engagement within the District. Just a few of the programs under consideration (along with application deadlines and average grant amounts) include:

- ArtPlace America National Creative Placemaking Fund, February 22, 2017 (\$500K)
- Land & Community Heritage Investment Program, May 20, 2017 (\$300K)
- National Endowment for the Arts, Our Town, September 12, 2017 (\$200K)
- Southwest Airlines Heart of the Community, December 4, 2017 (\$200K)
- Surdna Foundation, January 30, 2018 (\$600K)

In Conclusion

We hope we have clearly articulated the rationale for officially designating the six blocks surrounding Victory Park as the Manchester Cultural District as well as a few of the many benefits that would result from such a designation. Our collective organizations look forward to continuing to enhance the cultural and civic life of Manchester.

MANCHESTER CULTURAL DISTRICT PROPOSED BOUNDARIES

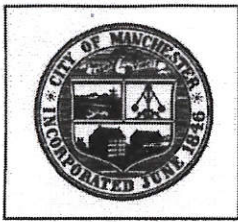


--- VICTORY PARK HISTORIC DISTRICT

- 1 Former U.S. Post Office
- 2 Manchester Historic Association
- 3 Carpenter Memorial Library
- 4 NHIA, French Hall

— CULTURAL DISTRICT

- 5 NHIA, Lowell Hall
- 6 Old Sol Music Hall
- 7 NHIA, Williams Hall
- 8 Palace Theatre
- 9 NHIA, Fuller Hall



Private Sector Use of
Former Portsmouth Branch Rail Right-of-Way Line

D
Application Form

TO BE COMPLETED BY APPLICANT

Application submission date: January 24, 2017

Name(s) of abutting applicant property 1. Leo P. Chasse Jr. owner(s)
2. _____

Street address of abutting applicant property: 62 Maple St.

Mailing address of abutting property owner: _____
62 Maple St Manchester N.H. 03103

Telephone number & e-mail address where applicant
abutting property owner can be reached: 603-626-7351 /Gnadeau@millmetals.net

Applicant (if other than abutting property
owner: Agent Greg Nadeau / Operations Mgr for Mill Steel Corp.

Mailing address of applicant (if other than
than abutting property owner): _____

Telephone number & e-mail address where
applicant (if other than abutting property
owner can be reached: _____

1. Tax map & lot number of abutting applicant
property: map 362 Lot 11

0. List of specific uses planned for corridor: See attached letter

I. Required application materials.

- (a) Application Form
- (b) Boundary plan of the entire affected area prepared and signed by a licensed land surveyor. Plan shall show, at minimum , the boundaries of the affected portion of the former rail corridor, the location of the applicant's abutting property, and existing and proposed site conditions.
- (c) Statement of policy acceptance (see item #12).

2. Statement of Policy Acceptance. *I hereby certify that the above information is correct; that I have submitted herewith all of the pertinent required documentation; that I have read and am familiar with the "City of Manchester Policy Regarding Private Sector Use of the Former Portsmouth Branch Railroad Line Right-of-Way"; and that, if granted a revocable license to use City-owned rail corridor land, will fulfill the provisions of that Policy.*

Owner's 1. Leo P. Chasse Jr.
Signature: 2. _____

Date of owner signature: 1/24/2017

Agent's
Signature: Greg Nadeau

Date of agent signature: 1/24/2017



Outside N.H. 1-800-638-2511
In N.H. 1-800-244-7351

62 Maple St., Manchester, NH 03103

Local (603) 626-7351
FAX (603) 626-7820

January 24, 2017

City of Manchester, NH

City Clerk's office

Dear Sir or Madame,

In response to item #10 on the application for private sector use of the former Portsmouth branch rail right of way line, we submit the following for your review. Leo P. Chasse Jr. owns the real estate personally and is the majority stock holder in Mill Steel Corporation who will be the entity using the right of way if granted. Mill Steel Corp. hopes to use this property for vehicle parking for employees we hope to hire to expand our business in Manchester. We have secured all available adjacent parking and are at a loss as how we can grow further here in Manchester. The granting of this use would facilitate the hiring of new employees, the vast majority from Manchester, so we can continue to grow and prosper here in Manchester.

Our plans for the right of way would be to add some gravel and pack the surface for parking. The entrance on Somerville St. would remain blocked as it is now and we would access it from Beech St. Thank you for your consideration and we look forward to answering any questions you may have.

Respectfully,

Leo P. Chasse Jr.

Mill Steel Corporation

CITY USE ONLY

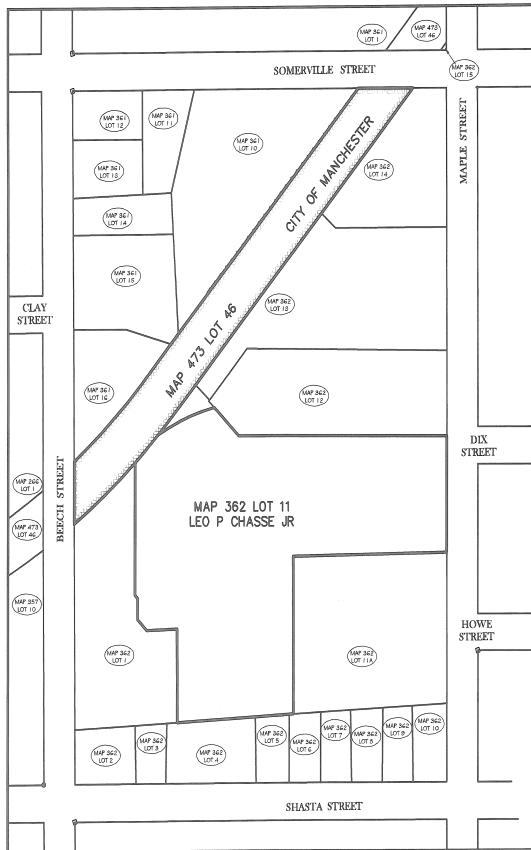
3. Materials submitted:

- ☐ Completed application form including signed and dated "Statement of Policy Acceptance".
- ☐ Boundary plan of the entire affected area prepared and signed by a licensed land surveyor. Plan shall show, at minimum, the boundaries of the affected portion of the former rail corridor, the location of the applicant's abutting property, and existing and proposed site conditions.

4. Application Review process checklist:

- ☐ Step one: Receipt by City Clerk's Office of completed application from interested property owner or property owner agent.
- ☐ Step two: Planning & Community Development Department application review report to City Clerk's Office and
- ☐ Parks, Recreation & Cemeteries Department application review report to City Clerk's Office.
- ☐ Step Three: Consideration of application by Committee on Lands and Buildings.
- ☐ Step Four: Consideration of application by Board of Mayor and Aldermen (if needed).

- PLEASE NOTE: If this application is approved, the applicant shall be required to provide insurance and an indemnity agreement as well as such other restrictions and requirements as the City may see fit to require.



VICINITY MAP
1"=100'

SYMBOL LEGEND

- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ WATER SHUT OFF
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ REBAR FOUND
- ⊙ STONE BOUND FOUND
- ⊙ BENCHMARK
- ⊙ STONE BOUND TO BE SET
- D — DRAIN LINE
- S — SEWER LINE
- OHW — OVERHEAD ELECTRIC WIRE
- W — WATER LINE
- GAS — GAS LINE

BEECH STREET

CHD BRG N46°04'35"E
CHD DIST 147.23
R=922.37
L=147.39
Δ=9°09'20"

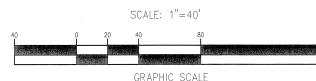
R=988.37
L=127.78
Δ=7°24'27"
CHD BRG N49°59'43"E
CHD DIST 127.69

348.69 BUILDING
(TIE TO SHASTA ST)

MAP 361 LOT 15
SANDRA KINNEY
96 RIVER RD #404
MANCHESTER NH 03104

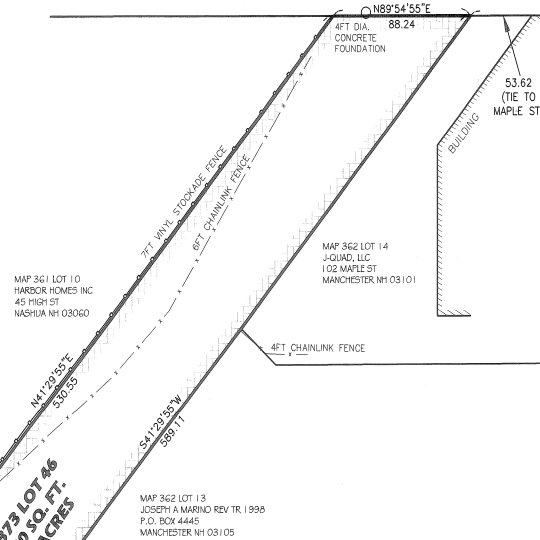
MAP 361 LOT 16
GUEN JAVAS
61 BEECH ST
MANCHESTER NH 03103

MAP 362 LOT 11
LEO P CHASSE JR
50 PEMBERTON ST
DRACUT MA 01826

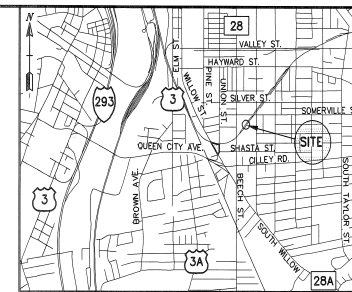


SOMERVILLE STREET

MAPLE STREET



RAILROAD SPIKE
FOUND FLUSH



LOCUS MAP
1"=2000'

NOTES

- OWNER OF RECORD:
MAP 473 LOT 46
CITY OF MANCHESTER
ONE CITY HALL PLAZA
MANCHESTER NH 03101
BK: 6561, PG: 1308
- THE INTENT OF THIS PLAN IS TO SHOW THE AREA TO BE LEASED BY LEO P. CHASSE JR. FROM THE CITY OF MANCHESTER.
- THIS PLAN IS THE RESULT OF FIELD SURVEY PERFORMED BY BEDFORD DESIGN CONSULTANTS IN NOVEMBER 2016.
- PARCEL AREA:
48,770 SQ. FT. (1.120 ACRES)
- UNDERLYING ZONE: REDEVELOPMENT DISTRICT MIXED USE (RDV)
MIN. LOT SIZE: 10,000 SQ. FT.
MIN. LOT FRONTAGE: 100 FT.
FRONT SETBACK: 0 FT.
SIDE/REAR SETBACK: 0 FT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP: HILLSBOROUGH COUNTY NEW HAMPSHIRE, PANEL 377 OF 701, MAP NUMBER 33011003770, EFFECTIVE DATE SEPTEMBER 25, 2009.
- THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. ALWAYS CALL DISAGE PRIOR TO ANY EXCAVATION.



SURVEY CERTIFICATION

"I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS NOVEMBER 2016."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

George C. Benjamin
LICENSED LAND SURVEYOR

1-20-17
DATE

PLAN REFERENCES

- "LAND OF HARVEY CONSTRUCTION CO. MAPLE ST. MANCHESTER N.H." DATED JANUARY 9, 1957. PREPARED BY GEORGE C. BENJAMIN. NOT RECORDED.
- "LAND IN MANCHESTER, N.H. BOSTON AND MAINE CORPORATION TO HARVEY CONSTRUCTION COMPANY, INC." DATED OCTOBER 1964. H.C.R.D. PLAN# 3039.
- "RIGHT OF WAY AND TRACK MAP CONCORD AND PORTSMOUTH R.R. OPERATED BY THE BOSTON AND MAINE R.R." SHEETS V.28/40 & V.28/41, DATED JUNE 30, 1914. ON FILE AT THE MANCHESTER DEPARTMENT OF PUBLIC WORKS.
- "PLAN OF LAND OF S. KENNETH BRUCE JR. D.B.A. SKB REALTY MANCHESTER, NEW HAMPSHIRE" DATED JUNE 17, 1986. PREPARED BY JOHN T. HILLS ENG. INC. H.C.R.D. PLAN# 19727.
- "A PLAN OF LAND OF THE LEON KESLER CO ON BEECH ST NORTH OF THE BOSTON & MAINE RR IN MANCHESTER N.H." DATED APRIL 1949. PREPARED BY GEORGE C. BENJAMIN. H.C.R.D. PLAN# 2092.

A PORTION OF: TAX MAP 473 LOT 46

PLAN OF LAND TO BE LEASED

PREPARED FOR:

LEO P. CHASSE JR.

LAND OF:

CITY OF MANCHESTER

LOCATED BETWEEN:

SOMERVILLE STREET & BEECH STREET
MANCHESTER, NEW HAMPSHIRE

SCALE: 1" = 40' DECEMBER 6, 2016 SHEET 1 OF 1

DESIGN:	DRAWN:	CHECKED:	FB:	PG:
C.A.T.	M.D.M.	C.A.T.	599	13

Bedford Design Consultants, Inc.
ENGINEERS AND SURVEYORS

177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

DATE	DESCRIPTION	BY	REV.



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Code Enforcement Division
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

February 6, 2017

Alderman Patrick Long, Chairman
Committee on Lands and Buildings
Board of Mayor and Aldermen
One City Hall Plaza
Manchester, New Hampshire 03101

**Re: Request to Use Part of the Portsmouth Branch Railroad Corridor for Private Use
62 Maple Street, Mill Steel**

Dear Chairman Long and Honorable Committee Members:

The owner of Mill Steel, a business located at 62 Maple Street, has requested to use part of the former Portsmouth Branch Railroad right-of-way for business parking. The purpose of this letter is to provide comment from the Planning and Community Development Department (PCD) on the request, pursuant to the "City of Manchester Policy Regarding Private Sector use of the Former Portsmouth Branch Railroad Line Right-of-Way" (POLICY), adopted by the Board of Mayor and Aldermen in 2005. A copy of the policy is attached to this letter, along with two aerial photographs for the Board's review.

The application requests to cover a section of the right-of-way with gravel and to use it for Mill Steel's employee parking. The section requested goes from Beech Street to Somerville Street. PCD staff spoke with Mill Steel's representative, Greg Nadeau, and confirmed that Mill Steel would like to use the entirety of this section to park about 25 cars at a time and would access the section from Beech Street. Mr. Nadeau stated that two different shifts would use the parking.

Staff informed Mr. Nadeau that the Manchester Zoning Ordinance does not allow gravel as a parking surface for two reasons: it causes dust and it cannot be striped to provide for adequate parking spaces and drive aisles. Mr. Nadeau offered to use recycled asphalt product (RAP), instead of gravel. He also offered to store metals on the section of railway and park cars on the asphalt where he now stores metal.

Recommendation

PCD recommends that the Board of Mayor and Aldermen deny this request because approval of the request would be inconsistent with the POLICY. The POLICY states that it "discourage[s] private sector uses on the former Portsmouth Branch railroad corridor," which would include private parking. Further, the POLICY states that "the general public will retain continual freedom of movement over the Portsmouth Branch railroad corridor." Freedom of movement would be impeded if cars were parked or metals were stored on the corridor.

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-Mail: pcd@manchesternh.gov
www.manchesternh.gov

Additionally, any construction of parking facilities on the corridor may impact the combined-sewer-overflow project (CSO). This is a long-standing infrastructure project that DPW plans for the rail corridor and is mandated by the Environmental Protection Agency. PCD staff spoke with both Fred McNeil, Chief Engineer for the Environmental Protection Division, and Don Pinard, Chief of the Parks, Recreation, and Cemeteries Division, about this. Both Mr. McNeil and Mr. Pinard agree with PCD's recommendation to deny this request. Mr. McNeil stated that CSO construction work is anticipated in this area within the next 5-10 years, including the installation of a box culvert of up to 10 feet by 10 feet. Construction of a bike trail is also anticipated as part of the construction restoration.

A third issue with the request is the proposed gravel or RAP covering. Article 10.07(E) of the Manchester Zoning Ordinance requires that parking areas "shall be surfaced with a durable and dustless material," which excludes gravel and RAP. PCD staff spoke with staff from the Highway Division who confirmed that RAP also creates dust, although possibly less than gravel. The surfaces usually permitted by the Ordinance are asphalt and concrete. Although paving the corridor would eliminate the problem of dust, the POLICY prohibits the paving of the corridor, stating, "terrain alteration activities will be strictly limited to removal of steel rails and wooden ballast works, the installation of recreational trails, and/or installation of a loam and grass seed cover."

If the Board is inclined to grant the request, PCD recommends that the Board grant a revocable license to park on the right-of-way, rather than an easement or fee-simple ownership. The POLICY states that "any and all uses permitted by the City shall be by written revocable license," except in cases of "extreme hardship."

Please feel free to contact me if you have any questions. Planning Department staff will be available at your next meeting, should you want to discuss this information.

Sincerely,



Jeffrey Belanger, AICP
Senior Planner
Manchester Planning and Community Development Department

Cc: Kevin Shepard, Director of Public Works
Robert Gagne, Chairman, Board of Assessors
Don Pinard, Chief of Parks
Fred McNeil, Chief Engineer, Environmental Protection Division
Thomas Arnold, Deputy City Solicitor
File

City of Manchester Policy
Regarding
Private Sector Use of
the Former Portsmouth Branch Railroad Line Right-of-Way

1. *BECAUSE* the conveyance deed which transferred the former Portsmouth Branch Line right-of-way from the State of New Hampshire to the City of Manchester requires that the City of Manchester “*shall use and manage the abandoned railroad corridor as a recreational trail for use by the general public*”, and
2. *BECAUSE* that same deed requires that “*Any future alterations by the City of Manchester to the abandoned railroad corridor shall necessitate review by the Federal Highway Administration relative to the Section 106 historic review process*”; and
3. *BECAUSE* that same deed requires that the “*City of Manchester must obtain approval from the New Hampshire Department of Transportation before selling any portion of the abandoned railroad corridor*”; and
4. *BECAUSE* that same deed reserves to the State of New Hampshire “*a transportation easement, 30 feet in width, crossing all the [parcels associated with the former Portsmouth Branch Line ROW] for any mode of public travel. . . .*”, and
5. *BECAUSE* any application by the City for state and federal Section 106 historic review which would be necessitated by any alteration to the former Portsmouth Branch railroad corridor would represent a significant time and monetary expense to the City;
6. It is *CONSEQUENTLY* the policy of the City of Manchester to

 PROMOTE the development of authorized public recreational uses along the former Portsmouth Branch railroad corridor; and, in order to satisfactorily ensure this end,

 DISCOURAGE private sector uses on the former Portsmouth Branch railroad corridor.
7. In any exceptional case where the City is considering the authorization of private sector use of any portion of the former Portsmouth Branch railroad corridor, it is also the policy of the City of Manchester to ensure the following:
 - (a) That any terrain alteration activities will be strictly limited to removal of steel rails and wooden ballast works, the installation of recreational trails, and/or installation of a loam and grass seed cover and work will be carried out under the supervision, and to the satisfaction, of the Parks, Recreation and Cemetery Department;
 - (b) That all approved terrain alteration, recreational trail installation, and/or loam and grass seeding activity will be carried out and paid for by the authorized private sector entity;
 - (c) That no structure including fencing, not related to recreational trail usage will be constructed or placed within any portion of the former Portsmouth Branch railroad corridor;
 - (d) That the general public will retain continual freedom of movement over the Portsmouth Branch railroad corridor;

- (e) That no use will be authorized if its current or future purpose is to satisfy, or aid in satisfying for any private sector person or entity, any zoning ordinance, site plan or subdivision requirement, or any other municipal ordinance or regulation;
 - (f) That no use will be authorized if any activity associated with that use would sufficiently alter the former Portsmouth Branch railroad corridor in such a way as to necessitate any state or federal evaluation under the Section 106 historic review process;
 - (g) Except in cases of extreme hardship, that any and all uses permitted by the City shall be by written revocable license;
 - (h) That any and all issued licenses shall contain a provision which will allow it to be revocable by the City, in its sole discretion at any time for any reason. Upon revocation the private person or entity shall return Portsmouth Branch corridor to its original condition or to such condition as the Parks, Recreation and Cemeteries Department shall agree; and
 - (i) That any issued license may contain any provision deemed reasonable by the City Solicitor to carry out the intent of this policy or for any other purpose.
8. Procedure: Any person or entity wishing to use a portion of a former Portsmouth Branch railroad corridor shall:
- (a) Submit a written application to the Committee on Lands and Buildings (c/o the City Clerk) which shall include a listing of the specific uses planned for the former Portsmouth Branch railroad corridor and shall also include a site plan of the affected area which has been prepared and signed by a licensed surveyor. The site plan shall, at minimum, show the boundaries of the former Portsmouth Branch railroad corridor, the location of the applicant's property, and existing and proposed site conditions.
 - (b) The City Clerk shall send a copy of the application to the Planning and Community Development Department and to the Parks, Recreation and Cemeteries Department for review and recommendation.
 - (c) Once the City Clerk has received the recommendations of the Planning and Community Development and Parks, Recreation and Cemeteries Departments, the application along with the departmental recommendations shall be placed on the agenda of the Committee on Lands and Buildings for Committee action.
 - (d) Should the Committee on Lands and Buildings recommend that the uses proposed in the written application, as it may be amended, be allowed, that recommendation shall then be sent to the Board of Mayor and Aldermen for action.

Section of Tax Map 473, Lot 46

Railroad Right-of-Way Requested for Private Use



Section of Lot 473-46
Railroad R.O.W.
Requested for Use

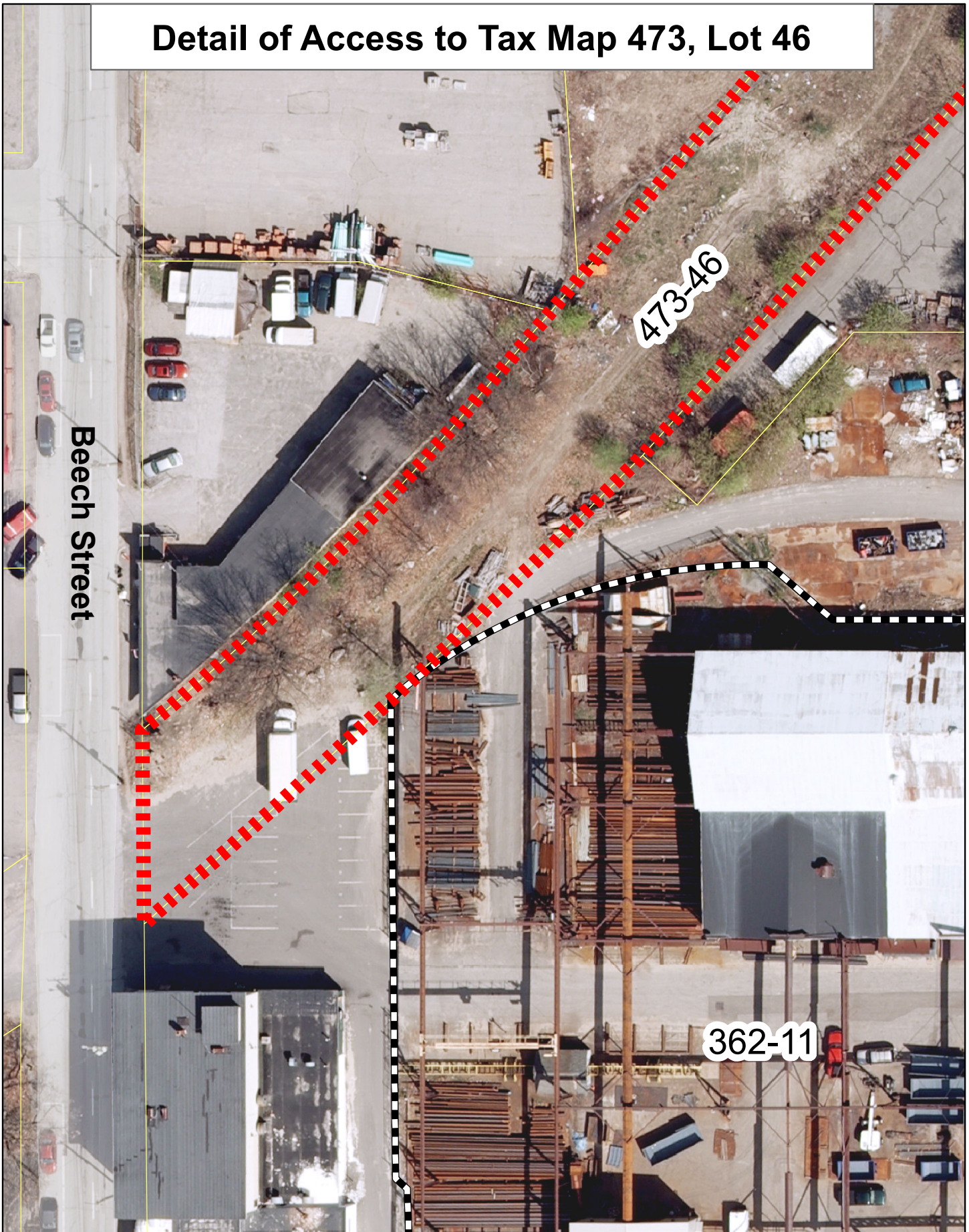
Lot 362-11
Mill Steel

0 75 150 300
Feet



Produced by the Manchester Planning and Community Development Department
for a report submitted to the Committee on Lands and Buildings on February 6, 2015. 9

Detail of Access to Tax Map 473, Lot 46

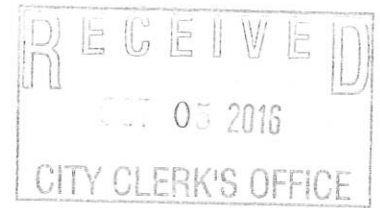


0 25 50 100 Feet



Produced by the Manchester Planning and Community Development Department for a report submitted to the Committee on Lands and Buildings on February 6, 2017.

Shane J. Pelissier
36 Kalisz Lane
Manchester, NH 03109
October 2, 2016



Board of Mayor and Alderman
One City Hall Plaza
Manchester, NH 03101

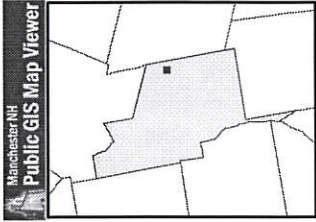
Dear Board of Mayor and Alderman:

I am contacting you in regards to a parcel of land that abuts my property. I'm interested in purchasing the property from the city. The lot number is 485-26, and it is a small piece of land covering approximately 9,159 sq ft. I currently own lot number 485-15. I've enclosed a copy of a map that indicates the land in question.

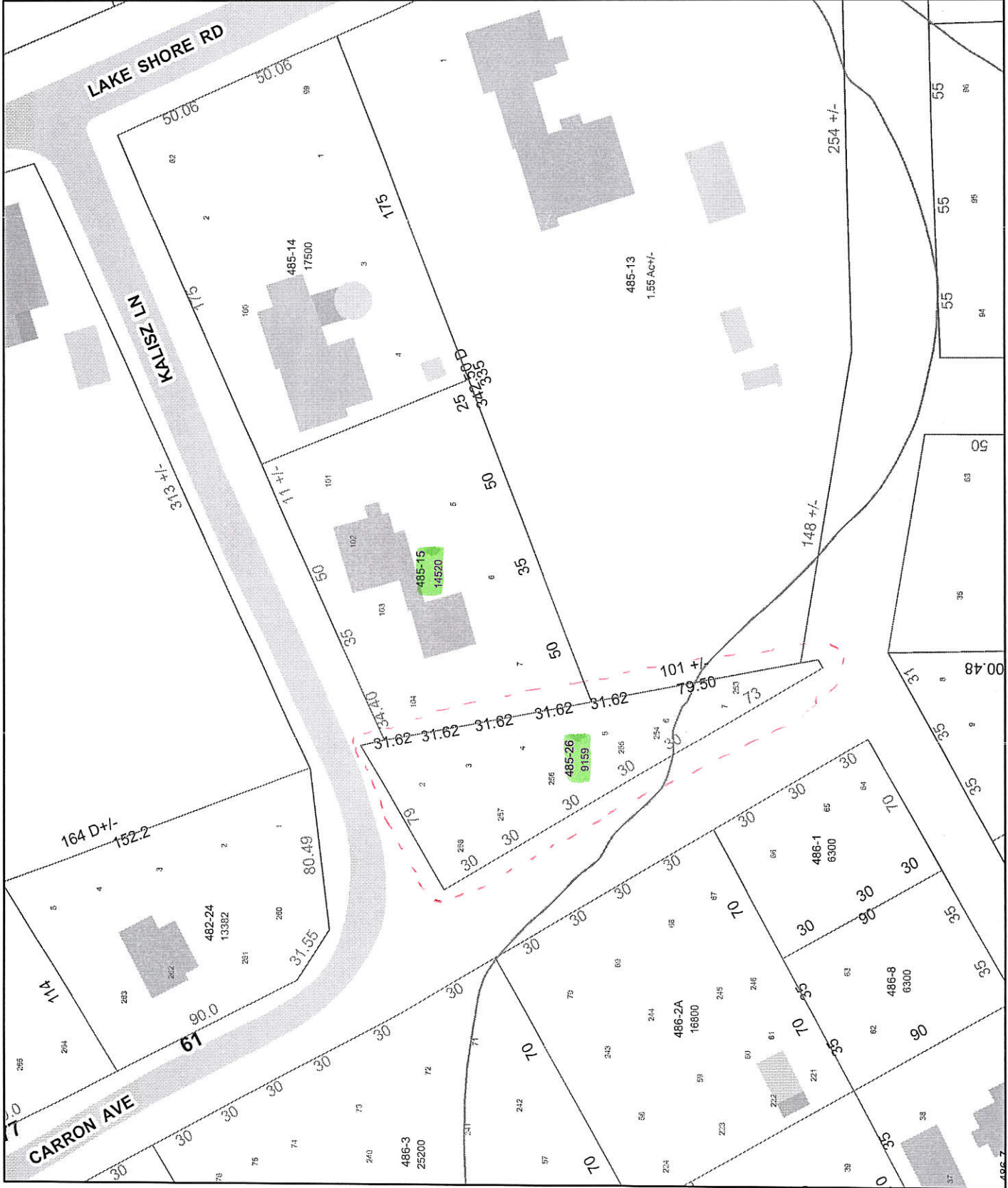
Thank you for considering my proposal. Please feel free to contact me at 603-657-8158 or by email at pelissier.shane@gmail.com.

Sincerely,

Shane Pelissier



Area Map Showing Extent Of Map At Left



City of Manchester, New Hampshire - Public GIS Map Viewer

DISCLAIMER

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CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Patrick Long, Committee on Lands & Buildings
From: Board of Assessors
Date: October 12, 2016
Re: Map 485, Lot 26 / Kalisz Ln / City Owned Vacant Land
Request to Value Property

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

Property Location	Kalisz Ln
Assessors Map/Lot	Map 485, Lot 26
Property Owner	City of Manchester
Deed Book/Page	Unknown (Tax Deed assumed)
Date Acquired	Unknown
Improved/Vacant	Vacant
Total Land Area	9,159 square feet
Current Zoning	Residential R-1A / One Family
Overlay District	N/A
Easements / Restrictions	None known
Estimated Value	To be disclosed in non-public session (RSA 91-A:3 II(d))
Comments	Vacant parcel located in a residential neighborhood off Lake Shore Rd near Candia Rd. The subject parcel has frontage (79 feet) and area (9,159 square feet) less than required in the R-1A Zoning District (100 feet and 12,500 square feet) The subject parcel is considered unbuildable.

Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman

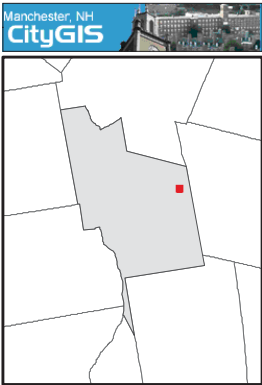
Attachments:

- Property Card
- GIS Parcel Map
- GIS Zoning Map
- GIS Aerial Photo Map (2010)

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT												
CITY OF MANCHESTER TAX COLLECTOR ONE CITY HALL PLAZA MANCHESTER, NH 03101 Additional Owners:				Unbuildable	8	None	8	None	1	Urban	Description		Code		Appraised Value		Assessed Value							
										EXM LAND		9030		10,500		10,500								
				SUPPLEMENTAL DATA																				
				Other ID: Land Adjust YES Voided NO Total SF 9159 Zone Frontage/Dep No GIS ID: 485-26				RAD OR CAECAD = 700 Callback Ltr Sketch Note V Land Class R Parcel Zip 03109 ASSOC PID#						Total		10,500		10,500						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CITY OF MANCHESTER TAX COLLECTOR										0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2016	9030	10,500		2015	9030	10,500		2014	9030	10,500	
													Total:		10,500		Total:		10,500		Total:		10,500	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description		Amount		Code	Description		Number	Amount										Comm. Int.				
Total:																								
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 10,500 Special Land Value 0 Total Appraised Parcel Value 10,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 10,500												
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH																
330/A																								
NOTES																								
VACANT																								
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY														
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result			
															11/11/2005 06/17/2005 12/05/2000 03/22/1991				DP AM RB 00 00 14 00	Meas & Int Insp. Meas & Int Insp. Other Meas & Int Insp.				
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description		Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing		Adj. Unit Price	Land Value				
1	9030	TOWN VAC					9,159 SF	8.50	1.0000	1	0.15	330	0.90		N	0.000			1.15	10,500				
		6.4																						
Total Card Land Units:							0.21 AC	Parcel Total Land Area: 0.21 AC							Total Land Value:							10,500		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)																			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description																
Model	00		Vacant																				
				MIXED USE																			
				Code	Description		Percentage																
				9030	TOWN VAC		100																
				COST/MARKET VALUATION																			
				Adj. Base Rate:		0.00																	
				Replace Cost		0																	
				AYB																			
				EYB		0																	
				Dep Code																			
				Remodel Rating																			
				Year Remodeled																			
				Dep %																			
				Functional ObsInc																			
External ObsInc																							
Cost Trend Factor		1																					
Condition																							
% Complete																							
Overall % Cond																							
Apprais Val																							
Dep % Ovr		0																					
Dep Ovr Comment																							
Misc Imp Ovr		0																					
Misc Imp Ovr Comment																							
Cost to Cure Ovr		0																					
Cost to Cure Ovr Comment																							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																							
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value											
BUILDING SUB-AREA SUMMARY SECTION																							
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value													
6.5																							
Ttl. Gross Liv/Lease Area:				0		0		0															
														No Photo On Record									

No Photo On Record

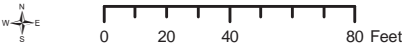


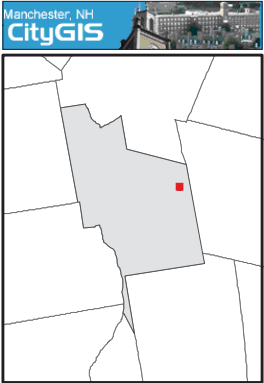
Area Map Showing Extent Of Map At Left



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Area Map Showing Extent Of Map At Left



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0 20 40 80 Feet



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Code Enforcement Division
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Matthew M. Sink
Deputy Director Building Regulations

October 26, 2016

Alderman Patrick Long, Chairman
Committee on Lands and Buildings
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Private-sector request to acquire City-owned parcel on Kalisz Lane, Lot 485-26

Dear Alderman Long and Members of the Committee:

The City has received a request to purchase a City-owned parcel, identified as lot 485-26, on Kalisz Lane. The purpose of this letter is to provide a response from the Planning and Community Development Department (PCD), pursuant to Sections 34.15-25 of the Code of Ordinances.

PCD recommends that it would be in the City's interest to return this tax-deeded parcel to the private sector. There appears to be no public purpose to which the lot would reasonably be put, and sale of the lot would not be inconsistent with the Master Plan.

PCD also recommends that a restriction be placed on the sale of lot 485-26 that it shall be merged with an adjacent lot, if an adjacent lot is owned by the purchaser. The petitioner, Mr. Pelissier, owns an adjacent lot, which is lot 485-15. As presently configured, lot 485-26 does not comply with the Zoning Ordinance. It is a goal of the Ordinance, and the Planning Board's regulations, to eliminate nonconforming lots, when possible.

If the Committee is inclined to return the parcel to the private sector, please note that Section 34.21 of the Code of Ordinances requires that City-owned lots must first be declared "surplus" and then disposed of by general public sale, such as by public auction.

If you have any questions, staff from the Planning Department will be available at your meeting.

Sincerely,

Jeffrey Belanger, AICP
Senior Planner

Cc: Kevin Sheppard, PE, Director of Public Works

Brenda Masewic Adams, CTC
Tax Collector



Barbara Emery, CDTC
Deputy Tax Collector

CITY OF MANCHESTER

TAX COLLECTOR

Memorandum

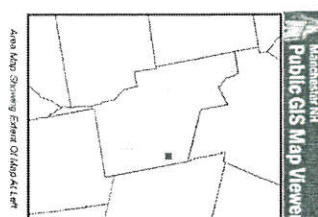
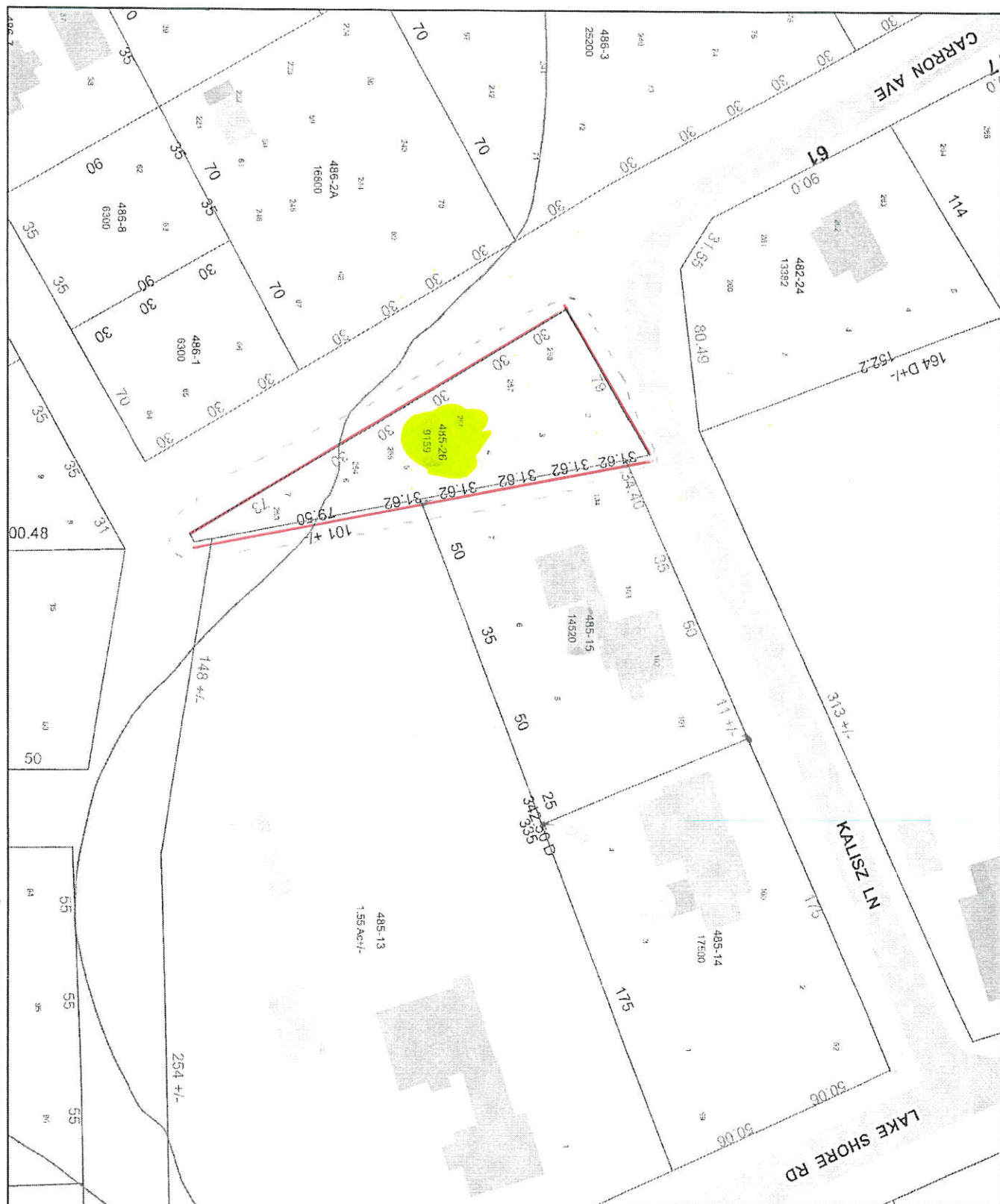
DATE: January 24, 2017
TO: Committee on Lands & Buildings
FROM: Brenda Masewic Adams, Tax Collector
RE: Map 0485, Lot 0026, Kalisz Ln

As requested, the following contains information regarding property located at:
Kalisz Ln

Prior Owner/s: John F. Moore
Map/Lot: 0485/0026
Deed Date: 09/14/1949
Recorded Date: 09/14/1949
Book/Page: Book 1234 Page 0194
Back Taxes: \$0.00

I do not have any objections to the disposition of this property.

The Notice to Former Owner to Repurchase (RSA 80:89) does not apply in this case as it was tax deeded prior to the effective date of the Statute.



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City of Manchester, NH - CityGIS Map Viewer
Parcel Information Printable View**Map-Lot: 485-26****Print****Close**

Parcel Location:	KALISZ LN
Owner Name:	CITY OF MANCHESTER TAX COLLECT
Mailing Address:	ONE CITY HALL PLAZA
Mailing City State Zip:	MANCHESTER NH 03101
Assessed Valuation:	10,500
Land Area (acres):	.2103
Land Area (sq ft):	9,159
Land Use:	Town Vac
Building Style:	
Stories:	
Year Built:	n/a
Exterior Siding:	
Roof Structure:	
Roof Cover:	
Gross Building Area (sq ft):	
Living Area (sq ft):	
Rooms:	
Bedrooms:	
Bathrooms:	
Interior Walls:	
Interior Flooring:	
Heating Fuel:	
Heating System:	
Air Conditioning:	
Sale Date:	
Sale Price:	\$0
Book/Page:	
Last Updated Date:	Oct 12, 2016

Parcel Image

City of Manchester, NH Tax Collector's Office
Account Summary

Tax Account ID: **29142**
Owner Name: **CITY OF MANCHESTER TAX COLL**
Property Address: **KALISZ LN**
Map-Lot: **0485-0026**

Assessed Value: **\$10,500**

Tax Information for 2016

Billed taxes: **\$0.00**
Current Taxes Due: **\$0.00**
Interest and Costs: **\$0.00**
Total Due: **\$0.00**

Type of Tax: **REAL ESTATE TAX**

[Click here for more tax information regarding this parcel.](#)

CATON AVE

9159 ft.

LOCATION OF PROPERTY

[illegible]

子

6.16

Know all Men by these Presents:

That I, **J. Charles Durette** *Collector of Taxes for the City*
of MANCHESTER, in the County of Hillsborough and State of New Hampshire, for the year 19 ⁴⁹ by the
authority in me vested by the laws of the State, and in consideration of

—ONE DOLLAR—

to me paid by the CITY of MANCHESTER

Do hereby sell and convey to the said CITY of MANCHESTER, its heirs and assigns, a certain tract or parcel of land situated in Manchester aforesaid, and described by the Assessors as follows, to wit:

Lots 253 to 260 Caron

Formerly taxed under the name of John F. Moore

The whole of the above real estate ^{was} ^{here} bought by the City Solicitor of Manchester, N. H., in favor of the said CITY of MANCHESTER, N. H., at a Tax Collector land sale held at the City Hall in said CITY of MANCHESTER, N. H., on the Twelfth day of September one thousand nine hundred and Forty-Seven

To have and to hold the said Premises, with the appurtenances, to the said CITY of MANCHESTER, its heirs and assigns forever. And I do hereby covenant with said CITY of MANCHESTER that in making sale of the same I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid,

In Witness Whereof, I have hereunto set my hand and seal, the Fourteenth day
of September, in the year of our Lord one thousand nine hundred and Forty-Nine

Signed, Sealed and Delivered in the presence of:

Charles J. Durette

J. Charles Durette

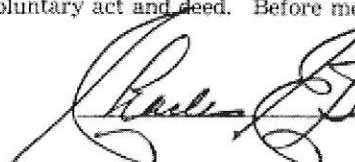
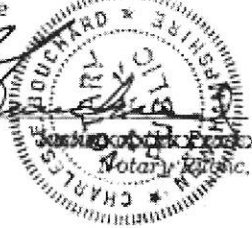
Tax Collector.

STATE OF NEW HAMPSHIRE, Hillsborough, SS.

September 14, 1949

19

Personally appearing **J. Charles Durette** Collector of Taxes above named, and
acknowledged the foregoing instrument to be his voluntary act and deed. Before me

1-1-4-50-L.P.

HILLSBOROUGH SS: Received and recorded **2-45 P. M., September 14, 1949**

Examined by



Register

asseilliers, Alice F.
Calef Rd.

1946
1947
1948

10.00
7.40
8.00

26.05

t Lillian
80-81 Harwick

1946
1947
1948

3.84
.74
.80

5.38

et, William E.
57 Olmstead Ave

1946
1947
1948

6.46
3.33
3.60

13.39

rtofolis, Nicholas, Heirs
t 24 Hookset Rd.

1946
1947
1948

10.65
7.40
8.00

26.05

arvey, Harry W.
lots 813 to 820 Sampson Ave.,

1946
1947
1948

3.62
.56
.60

4.78

Harvey, Harry W.
Lots 827-828 Sampson Ave.,

1946
1947
1948

1.00
.37
.40

1.77

Houle, Mary E.
L & B Lyons Ave., (Pt. lot 18)

1946
1947
1948

22.00
18.50
20.00

60.50

Menancon, Edmond, Heirs c/o J.E. Menancon
Lots 56 to 66 Hampshire-First

1946
1947
1948

3.80
.74
.80

5.34

Menancon, Edmond, Heirs c/o J.E. Menancon
Lots 50 to 55 Sampson Ave.,

1946
1947
1948

.98
.37
.40

1.75

Menancon, Edmond, Heirs c/o J.E. Menancon
Lots 798 to 802 Sampson Ave.,

1946
1947
1948

.98
.37
.40

1.75

Menancon, Edmond, Heirs c/o J. E. Menancon
Lots 821 to 826 Sampson Ave.,

1946
1947
1948

.98
.37
.40

1.75

Menancon, Edmond, Heirs c/o J.E. Menancon
Lots 835-836 Sampson Ave.,

1946
1947
1948

.98
.37
.40

1.75

Menancon, Edmond, Heirs c/o J.E. Menancon
Land Front (27094 ft)

1946
1947
1948

6.35
5.55
6.00

17.90

* Moore, John F.
Lots 253 to 260 Caron

1946
1947
1948

12.50
9.25
10.00

31.75

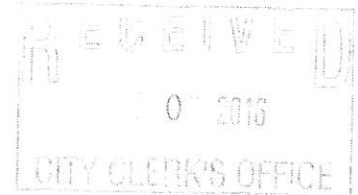
Morrisette, Gedeon
L & B Straw Rd. (5.5 acres)

1946
1947
1948

14.42
11.10
12.00

37.52

Shane J. Pelissier
36 Kalisz Lane
Manchester, NH 03109
October 2, 2016



Board of Mayor and Alderman
One City Hall Plaza
Manchester, NH 03101

Dear Board of Mayor and Alderman:

I am contacting you in regards to a parcel of land that abuts my property. I'm interested in purchasing the property from the city. The lot number is 485-26, and it is a small piece of land covering approximately 9,159 sq ft. I currently own lot number 485-15. I've enclosed a copy of a map that indicates the land in question.

Thank you for considering my proposal. Please feel free to contact me at 603-657-8158 or by email at pelissier.shane@gmail.com.

Sincerely,

Shane Pelissier



City Clerk's Office

JAN 05 2017

RECEIVED

344 Orange Street Manchester NH 03104

603-716-0254

powers9363@gmail.com

December 31, 2016

Board of Mayor and Aldermen
One City Hall Plaza
Manchester NH 03101

Dear friends:

A couple of years ago Pat Harte, the former city Tax Collector, suggested I should send a letter expressing my interest in a property currently owned by the city via tax deed. The property is at 173 Maplehurst Avenue, and I'd like to purchase and rehab it for resale.

I understand you'll forward this letter to the Lands & Buildings Commission, who will make a determination if it's surplus to the city's needs, and put it out at public auction if it is.

I hope I would be notified of the auction date if this does happen. If there is anyone else I should contact to ensure I'm notified, please let me know.

I sent a copy of this letter back in August 2014 but never heard anything, and the house is still on the tax rolls as property of the city, so hopefully someone will decide the city needs the property tax revenue more than it needs the house.

With many thanks and best regards,


Greg Powers



CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Patrick Long, Chairman, Committee on Lands & Buildings
From: Board of Assessors
Date: February 10, 2017
Re: Map 521, Lot 10 / 173 Maplehurst Av / City Owned Single Family Property
Request to Value Property

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

Property Location	173 Maplehurst Av
Assessors Map/Lot	Map 521, Lot 10
Property Owner	City of Manchester
Deed Book/Page	Bk 8473 - Pg 2124
Date Acquired	Acquired September 19, 2012 / Tax deeded parcel
Improved/Vacant	Single Family Residence
Total Land Area	14,081 square feet
Current Zoning	R-1B / One Family
Overlay District	N/A
Easements / Restrictions	None known
Estimated Value	To be disclosed in non-public session (RSA 91-A:3 II(d))
Comments	Single family structure in very poor condition. Oversized lot would require variance for subdivision. Located adjacent to Interstate Highway Ramp (I-93). Neighborhood of mostly single family homes with commercial development along nearby Hanover Street. Subject site is serviced by all public utilities. Recommend discussion of value in non-public session (RSA 91-A:3 II(d)).

Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Code Enforcement Division
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Matthew M. Sink
Deputy Director Building Regulations

January 24, 2017

Alderman Patrick Long, Chairman
Committee on Lands and Buildings
Board of Mayor and Aldermen
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Private-sector request to City-owned land at 173 Maplehurst Avenue, Lot 521-10

Dear Chairman Long and Members of the Committee:

The City recently received a request from Mr. Greg Powers to purchase a City-owned lot with an address of 173 Maplehurst Avenue, identified as tax map and lot 521-10. The lot is in the R-1B district and is improved with a single-family home. This letter provides the Planning and Community Development Department (PCD)'s response to that request, pursuant to Sections 34.15-25 of the City of Manchester Code of Ordinances.

PCD recommends that it would be in the City's interest to return this lot to the private sector and obtain fair-market value for the lot, pursuant to the policy stated in Section 34.16 of the Code of Ordinances. There is no public purpose to which this lot would likely be put, and sale of the lot would not conflict with the City's master plan.

If the Committee is inclined to sell the land to the private sector, please note that Section 34.21 of the Code of Ordinances requires that City-owned land must first be declared "surplus" and then disposed of by general public sale, such as by public auction.

If you have any questions, staff from this department will be available at your meeting.

Sincerely,

Jeffrey Belanger, AICP
Senior Planner

Cc: Kevin Sheppard, PE, Director of Public Works
Robert Gagne, CNA, Chairman, Board of Assessors
Brenda Masewic Adams, Tax Collector

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-Mail: pcd@manchesternh.gov
www.manchesternh.gov

173 Maplehurst Avenue
Tax Map 521 Lot 34
Parcel Owned by City and Requested for Sale



0 25 50 100
Feet



Produced by the Manchester Planning and Community Development Department
for a report to the Committee on Lands and Buildings in January, 2017.

Brenda Masewic Adams, CTC
Tax Collector



Barbara Emery, CDT
Deputy Tax Collector

CITY OF MANCHESTER
TAX COLLECTOR

Memorandum

DATE: January 19, 2017
TO: Lands & Buildings Committee
FROM: Brenda Masewic Adams, CTC
RE: Recommendation to Dispose of Tax-Deeded Property:
173 Maplehurst Ave, Map 0521 Lot 0010

Prior Owners: Steven Morales and Nataneal Pellot
Map/Lot: 0521/0010
Lien Date: 08/31/2007
Deed Date: 09/19/2012
Recorded Date: 09/24/2012
Book/Page: Book 8473 Page 2124
Back Taxes: \$33,535.70

The above property has been tax-deeded to the City of Manchester and is eligible for disposal. Please review the attached documentation to determine whether or not it will be in the taxpayers' best interest to deem this property surplus and proceed with a sale through public auction or a real estate broker, thus putting the property back on the City's real estate tax roll.

173 Maplehurst Ave is a bungalow that sits on 14,081 sq.ft. of land, built in 1925. However, it is in very poor condition.

The Notice to Former Owner to Repurchase (RSA 80:89) expired September 24, 2015, along with the Distribution of Proceeds from the Sale of Tax-Deeded Property (RSA 80:89). The City is under no obligation to notify former owners, heirs, successors or mortgagees.

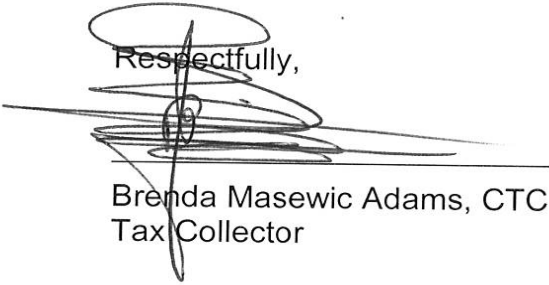
Once the property has been sold, the City has the right to keep all proceeds, including those in excess of the taxes, interest, costs and penalties due on the property at the time of deeding.

Attached is a second request for purchase from Greg Powers Realty LLC. The first request was dated August 22, 2014. However, at that time the property was within the 3-year period of the tax deed execution which commits the City to Distribution of Proceeds from the Sale of Tax-Deeded Property and obligations to the Former Owner's Rights to Repurchase as set forth in RSA 80:88 and 80:89. Since the property is now beyond those obligations, proceeds from this sale will be retained by the City.

Attached are both RSAs for your convenience and review, along with a copy of the tax deed and other documentations.

I look forward to your determination with hopes that this property will be sold and refurbished for the improvement of its community and the City as a whole.

Respectfully,



Brenda Masewic Adams, CTC
Tax Collector

Account description		Property address/description					
Owner name		Tax account ID Roll					
Yr	P	Billed amt	Tax due	Pen/int	Other +/-	Costs	Total due
				Per diem	Per diem		

0521 -0010		173 MAPLEHURST AVE					
CITY OF MANCHESTER		31706 RE REAL ESTATE TAX					
2012	8L	6301.04	6256.54	4191.80	.00	44.50	10492.84
				3.08	.00		
2013	1	.00	.00	.00	.00	.00	.00
				.00			
Property totals		6,256.54		.00			10,492.84
		6,301.04		4,191.80		44.50	
Total per diem:				3.08	.00		

0521 -0010		173 MAPLEHURST AVE					
CITY OF MANCHESTER		131706 WW WASTE WATER DELQ					
>>> Property described above doesn't have open tax bill records <<<							

0521 -0010		173 MAPLEHURST AVE					
CITY OF MANCHESTER		219818 DD DEEDED PROPERTY ROLL					
2006	1	64.97	64.97	.00	.00	.00	64.97
				.00	.00		
2007	1	464.90	464.90	.00	.00	.00	464.90
				.00	.00		
2008	1	3293.33	3293.33	.00	.00	.00	3293.33
				.00	.00		
2009	1	6478.70	6478.70	.00	.00	.00	6478.70
				.00	.00		
2010	1	6548.37	6548.37	.00	.00	.00	6548.37
				.00	.00		
2011	1	6192.59	6192.59	.00	.00	.00	6192.59
				.00	.00		
Property totals		23,042.86		.00			23,042.86
		23,042.86		.00		.00	
Total per diem:				.00	.00		
Grand totals:		29,299.40		.00			33,535.70
		29,343.90		4,191.80		44.50	
Per diem:				3.08	.00		

Interest amounts shown above are calculated as of 1/19/2017



CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Patrick Long, Committee on Lands & Buildings
From: Board of Assessors
Date: April 11, 2016
Re: Map 521, Lot 10 / 173 Maplehurst Av / City Owned Single Family
Request to Value Property

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

Property Location	173 Maplehurst Av
Assessors Map/Lot	Map 521, Lot 10
Property Owner	City of Manchester
Deed Book/Page	Bk 8473 - Pg 2124
Date Acquired	Acquired September 19, 2012 / Tax deeded parcel
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Comments	Single family structure in very poor condition. Oversized lot would require variance for subdivision. Located adjacent to Interstate Highway Ramp (I-93). Neighborhood of mostly single family homes with commercial development along nearby Hanover Street. Subject site is serviced by all public utilities. Recommend discussion of value in non-public session (RSA 91-A:3 II(d)).

Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman



GREG POWERS
REALTY LLC

City Clerk's Office

JAN 05 2017

RECEIVED

344 Orange Street Manchester NH 03104

603-716-0254

powers9363@gmail.com

December 31, 2016

Board of Mayor and Aldermen
One City Hall Plaza
Manchester NH 03101

Dear friends:

A couple of years ago Pat Harte, the former city Tax Collector, suggested I should send a letter expressing my interest in a property currently owned by the city via tax deed. The property is at 173 Maplehurst Avenue, and I'd like to purchase and rehab it for resale.

I understand you'll forward this letter to the Lands & Buildings Commission, who will make a determination if it's surplus to the city's needs, and put it out at public auction if it is.

I hope I would be notified of the auction date if this does happen. If there is anyone else I should contact to ensure I'm notified, please let me know.

I sent a copy of this letter back in August 2014 but never heard anything, and the house is still on the tax rolls as property of the city, so hopefully someone will decide the city needs the property tax revenue more than it needs the house.

With many thanks and best regards,


Greg Powers

*Matthew Normand
City Clerk*



*Heather Freeman
Assistant City Clerk*

*JoAnn Ferruolo
Assistant City Clerk*

CITY OF MANCHESTER
Office of the City Clerk

MEMORANDUM

To: Robert Gagne, Assessor
Pat Harte, Tax Collector
Leon LaFreniere, Planning and Community Development Director

From: Heather Freeman
Assistant City Clerk

Date: August 29, 2014

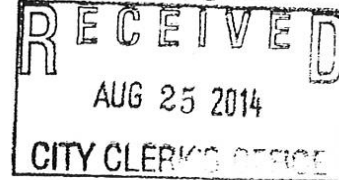
Re: TM 521-10/173 Maplehurst Avenue – Request to purchase

Attached is request to purchase City owned property located at TM 521-10
173 Maplehurst Avenue. Please review the request and provide your recommendation to the
Lands and Buildings Committee c/o the City Clerk's Office for their next meeting.

Greg Powers Realty LLC

**344 Orange Street
Manchester NH 03104**

(603) 716-0254
powers9363@gmail.com



August 22, 2014

Board of Mayor and Aldermen
One City Hall Plaza
Manchester NH 03101

Dear friends:

Pat Harte, the city Tax Collector, suggested I should send a letter expressing my interest in a property currently owned by the city via tax deed. The property is at 173 Maplehurst Avenue, and I'd like to purchase and rehab it for resale.

I understand you'll forward this letter to the Lands & Buildings Commission, who will make a determination if it's surplus to the city's needs, and put it out at public auction if it is.

I hope I would be notified of the auction date if this does happen. If there is anyone else I should contact to ensure I'm notified, please let me know.

With many thanks and best regards,


Greg Powers

City of Manchester, NH - CityGIS Map Viewer
Parcel Information Printable View**Map-Lot: 521-10****Print****Close**

Parcel Location:	173 MAPLEHURST AVE
Owner Name:	CITY OF MANCHESTER
Mailing Address:	% PAT HARTE TAX COLLECTOR
	ONE CITY HALL PLAZA
	MANCHESTER NH 03101
Mailing City State Zip:	
Assessed Valuation:	143,200
Land Area (acres):	.3233
Land Area (sq ft):	14,080
Land Use:	Tx Ex C Re
Building Style:	Bungalow
Stories:	1
Year Built:	1925
Exterior Siding:	Clapboard, Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover:	Asphalt
Gross Building Area (sq ft):	7,558
Living Area (sq ft):	3,398
Rooms:	7
Bedrooms:	4
Bathrooms:	3
Interior Walls:	Plastered, Drywall
Interior Flooring:	Hardwood, Carpet
Heating Fuel:	Oil
Heating System:	Forced Hot Air
Air Conditioning:	Central Air
Sale Date:	Sep 19, 2012
Sale Price:	\$0
Book/Page:	8473/2124
Last Updated Date:	Dec 18, 2015

Parcel Image

560
Manchester Tax
CDL

Doc # 2050333 Sep 24, 2012 9:07 AM
Book 8473 Page 2124 Page 1 of 1
Register of Deeds, Hillsborough County
Carmela O. Caughlin

FEES:	10.75
SURCHARGE:	0
CASH:	

NOW ALL MEN BY THESE PRESENTS,

That I, Patricia M. Harte, Collector of Taxes for the City of Manchester for the year 2012, with an address of One City Hall Plaza, Manchester, NH 03101 in the County of Hillsborough, by the authority in me vested by the laws of the State, and in consideration of sixty four dollars and 97/100 to me paid by the City of Manchester, do hereby sell and convey to the City of Manchester, with an address of One City Hall Plaza, Manchester, NH 03101, certain tracts or parcels of land situated in Manchester aforesaid, and described by the Assessors as follows:

L & B 173 Maplehurst Ave	Map# 0521	Lot# 0010	Tax \$64.97
--------------------------	--------------	--------------	----------------

Formerly taxed under the names of Steven Morales and Nataneal Pellot.

This deed is the result of the tax lien execution held at the Tax Collector's Office in the City of Manchester, New Hampshire, on the thirty-first day of August 2007.

To have and to hold the said Premises, with the appurtenances, to the said City of Manchester, forever. And I do hereby covenant with said City of Manchester, that in making this conveyance, I have in all things complied with the law, and that I have a good right, so far as the right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal, the nineteenth day of September, in the year of our Lord two thousand and twelve.

Signed, sealed and delivered in the presence of:


Brenda W. Masewic Adams
Deputy Tax Collector


Patricia M. Harte, Tax Collector

STATE OF NEW HAMPSHIRE, HILLSBOROUGH, SS.

On this nineteenth day of September, 2012, personally appearing, Patricia M. Harte, Collector of Taxes above named, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me


Thomas I. Arnold, III
Justice of the Peace
My Commission expires August 19, 2014

Parcel Image



Print
Close

Quick Tools:

Quick Maps:

CURRENT MODE:

CityGIS Map Viewer

Search by:
Parcel by Address

Street No: 173
Street Name: maplehurst ave
<input type="button" value="Find It"/>



Selected Parcels
[Print/Modify table view](#)

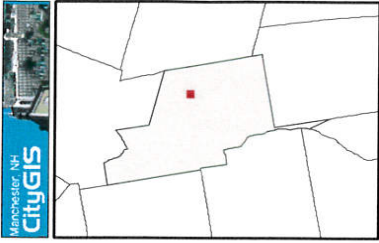
Right-click on EXCEL, WORD, map, or Postmaster to download selection file.

3 parcels selected.

Map-Lot : 521-10 CITY OF MANCHESTER 173 MAPLEHURST AVE PROPERTY DETAILS	Map-Lot : 521-15 BROCHU, DENIS E 123 MAPLEHURST AVE PROPERTY DETAILS	Map-Lot : 521-6 POTTER, STEPHEN F 177 MAPLEHURST AVE PROPERTY DETAILS
--	---	--

3 parcels selected.

ADUTERS



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered advisory. The City makes no warranty, representation, or assurance of the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

RSA 80.88. Distribution of Proceeds from the Sale of Tax-Deeded Property.

- Municipality's recovery of proceeds acquired by tax deed shall be limited to back taxes, interest, costs and penalty (RSA 80:90 definition next)
- If there are excess proceeds:
 - Within 60 days of settlement the municipality shall file a bill of interpleader with the superior court for the county in which the property is located.
 - Names the owner or owners.
 - All persons having a recorded interest in the property.
 - Paying to the court all amounts over and above those entitled to be retained.
- Court shall issue such orders of notice as are necessary and shall make such disposition of funds as it finds appropriate.
- No interpleader filed if:
 - At the time of the tax deed execution there are no record lienholders and only one record owner or joint owners.
 - Such former owner/owners are easily identified and located.
 - Excess proceeds shall be paid to such owner/owners.

RSA 80.89. Notice to Former Owner and Opportunity for Repurchase.

- At least 90 days prior to offering for sale:
 - Municipal governing body or its designee shall send notice by certified mail, address service requested, return receipt requested, to the last known post office address of the owner of the property at the time of the tax deed, if known, or to the person to whom the notice of impending tax deed was sent.
- Within 30 days after the notice, or if no such notice is received, at any time within 3 years after the date of recording the tax deed, any former owner of the property may give notice by certified mail, return receipt requested, of intent to repurchase the property from the municipality.
- If all such \$ is not actually tendered within 15 days of such notice of intent to repurchase, the municipality may proceed.

RSA 80:89. Cont.

- Former owners' title upon repurchase shall be subject to any liens of record against the property as of the time of the tax deed as well as any leases, easements or other encumbrances as may have been granted or placed on the property by the municipality.
- Notice to repurchase may also be filed by the holder of any recorded mortgage interest in the property.
- Shall not be subject to the real estate transfer tax.
- The duty of the municipality to notify former owners and to distribute proceeds and the former owners' right of repurchase shall terminate 3 years after the date of recording of the deed.

RSA 80:90. Definitions.

- For the purposes of RSA 80:88 and 80:89, the phrase “back taxes, interest, costs and penalty” shall include all of the following
 - **All taxes** assessed but unpaid as of the date of the tax deed, together with all taxes which would thereafter otherwise have been assessed against such property based on its valuation, but for its ownership by the municipality.
 - **All statutory interest** actually accrued on all back taxes as of the date of the tax deed, together with all statutory interest which would otherwise thereafter have accrued on all taxes listed in subparagraph (a), but for the property’s ownership by the municipality.
 - **All Allowable statutory fees** charged for notice and recording in connection with the tax collection process.

RSA 80:90 cont.

- **All legal costs** incurred by the municipality in connection with the property, including those connected with the municipality’s sale or the former owner’s repurchase.
- **All incidental and consequential costs** as are reasonably incurred or estimated to be incurred by the municipality in connection with its ownership and disposition of the property, including but not limited to insurance, maintenance, repairs or improvements, and marketing expenses.
- **An additional penalty** equal in amount to **10 percent** of the assessed value of the property as of the date of the tax deed, adjusted by the equalization ratio as of the date of the assessment. **Does not apply if the property is/was the former owner's principal residence at time of taking.**
- Former owner shall mean any person in whom title to the property, or partial interest therein, was vested at the time of the tax deed, and shall include any heir, successor, or assign of any former owner, provided, however, that any person to whom a former owner has attempted to convey or assign any interest, lien or expectancy in the property subsequent to the date of the tax deed shall not be deemed a former owner.

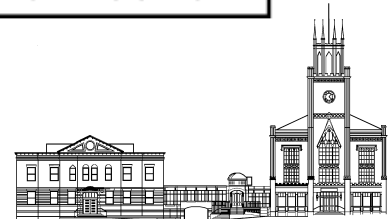
RSA 80:91 Liability & Obligations Limited.

- With respect to actions of a municipality under RSA 80:88 and 80:89, if the municipality has complied with the provisions of this chapter it shall not have any liability whatsoever to any former owner or lienholder in connection with its management of the property or for the amount of consideration received upon disposition of the property.
- After the execution of a tax deed, the municipality may treat property in all respects as the fee owner thereof, including leasing or encumbering all or any portion of the property, without any accountability to former owners, except that the proceeds of any sale must be accounted for as provided in RSA 80:88.
- Nothing in this chapter shall be construed to preclude a municipality from granting more favorable terms to a former owner pursuant to RSA 80:80, VI.



CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Patrick Long, Committee on Lands & Buildings
From: Board of Assessors
Date: April 11, 2016
Re: Map 521, Lot 10 / 173 Maplehurst Av / City Owned Single Family
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Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman

Brenda Masewic Adams, CTC
Tax Collector



Deputy Tax Collector

CITY OF MANCHESTER ***TAX COLLECTOR***

Memorandum

DATE: April 13, 2016
TO: Lands & Buildings Committee
FROM: Brenda Masewic Adams, CTC
RE: **Recommendation to Dispose of Tax-Deeded Property:**
173 Maplehurst Ave, Map 0521 Lot 0010

Prior Owners: Steven Morales and Nataneal Pellot
Map/Lot: 0521/0010
Lien Date: 08/31/2007
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Recorded Date: 09/24/2012
Book/Page: Book 8473 Page 2124
Back Taxes: \$32,514.74

The above property has been tax-deeded to the City of Manchester and is eligible for disposal. Please review the attached documentation to determine whether or not it will be in the taxpayers' best interest to deem this property surplus and proceed with a sale through public auction or a real estate broker, thus putting the property back on the City's real estate tax roll.

173 Maplehurst Ave is a bungalow with 4 bedrooms, 3 bathrooms, has 3,398 sq. ft of living area that sits on 14,080 sq.ft. of land, built in 1925.

The Notice to Former Owner to Repurchase (RSA 80:89) expired September 24, 2015, along with the Distribution of Proceeds from the Sale of Tax-Deeded Property (RSA 80:89). The City is under no obligation to notify former owners, heirs, successors or mortgagees.

Once the property has been sold, the City has the right to keep all proceeds, including those in excess of the taxes, interest, costs and penalties due on the property at the time of deeding.

Attached are both RSAs for your convenience and review, along with a copy of the tax deed and other documentation for your review.

I look forward to your determination with hopes that this property will be sold and refurbished for the improvement of its community and the City as a whole.

Respectfully,



Brenda Masewic Adams, CTC
Tax Collector

Pat M. Harte, CTC
Tax Collector



Brenda Masewic Adams, CDTC
Deputy Tax Collector

CITY OF MANCHESTER

TAX COLLECTOR

Memorandum

DATE: September 11, 2014
TO: Land & Building Committee
FROM: Pat M. Harte, CTC
RE: **Map 0521 Lot 0010**

As requested, the following contains information regarding the Tax-Deeded property located at: **173 Maplehurst Ave**

Prior Owners: Steven Morales and Nataneal Pellot
Map/Lot: 0521 - 0010
Lien Date: 08/31/2007 for Year of Levy 2006
Deed Date: 09/19/2012
Recorded Date: 09/24/2012
Book/Page: Book 8473 Page 2124
Deeded For: \$64.97
Back Taxes: \$30,879.97 principal amount

I believe that it will most definitely be in the taxpayers' best interest to deem this property surplus and to sell it either through public auction or by a real estate broker. However, my recommendation at this time would be to wait until after September 24, 2015 to proceed with the process because of the City's current obligation to the former owner as set forth in RSA 80:88 and RSA 80:89. I have attached a copy of both RSAs for your convenience and review.

The Notice to Former Owner to Repurchase (RSA 80:89) still applies in this case as we are in the 3rd year of the 3 year period of protection of the former owner's right to repurchase the deeded property. As such, the City is obligated to notify the former owner by certified mail 90 days prior to sale of the property. If the former owner chooses not to exercise his right to repurchase the property, the City is then obligated to distribute all excess sale proceeds to the former owner per RSA 80:88.

The City's obligation to the former owner of 173 Maplehurst Ave under RSA 80:89 will expire on September 24, 2015 and, after that date, the City will have the right to keep all proceeds upon the sale of the property, including those in excess of the taxes, interest, costs and penalties due on the property at the time of deeding as well as those which would have accrued had the property not been City-owned.

I will be at the Lands and Building Committee to answer any questions you may have.

*Matthew Normand
City Clerk*



*Heather Freeman
Assistant City Clerk*

*JoAnn Ferruolo
Assistant City Clerk*

CITY OF MANCHESTER
Office of the City Clerk

MEMORANDUM

To: Robert Gagne, Assessor
Pat Harte, Tax Collector
Leon LaFreniere, Planning and Community Development Director

From: Heather Freeman
Assistant City Clerk

Date: August 29, 2014

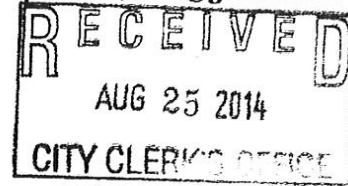
Re: TM 521-10/173 Maplehurst Avenue – Request to purchase

Attached is request to purchase City owned property located at TM 521-10
173 Maplehurst Avenue. Please review the request and provide your recommendation to the
Lands and Buildings Committee c/o the City Clerk's Office for their next meeting.

Greg Powers Realty LLC

**344 Orange Street
Manchester NH 03104**

**(603) 716-0254
powers9363@gmail.com**



August 22, 2014

Board of Mayor and Aldermen
One City Hall Plaza
Manchester NH 03101

Dear friends:

Pat Harte, the city Tax Collector, suggested I should send a letter expressing my interest in a property currently owned by the city via tax deed. The property is at 173 Maplehurst Avenue, and I'd like to purchase and rehab it for resale.

I understand you'll forward this letter to the Lands & Buildings Commission, who will make a determination if it's surplus to the city's needs, and put it out at public auction if it is.

I hope I would be notified of the auction date if this does happen. If there is anyone else I should contact to ensure I'm notified, please let me know.

With many thanks and best regards,


Greg Powers

BRADY SULLIVAN

PROPERTIES

Marc A. Pinard, General Counsel
Direct Line: 603 657-9715
Email: mpinard@bradysullivan.com
Licensed to practice in New
Hampshire & Massachusetts

November 23, 2015

NOV 24 2015

VF

Mayor Ted Gatsas
One City Hall Plaza
Manchester, NH 03101

Re: Proposed Purchase of Land Comprising Plaza Drive

Dear Mayor Gatsas:

On behalf of Brady Sullivan Properties, LLC, and its affiliate, Brady Sullivan Plaza, LLC (collectively "Brady Sullivan"), I write to propose the purchase by Brady Sullivan of the land comprising Plaza Drive in Manchester for the sum of Fifty Thousand Dollars \$50,000.00.

If Brady Sullivan acquires the property, the City's tax base will be benefited and the City will no longer have to maintain the street and the sidewalks, saving the taxpayers significant expense.

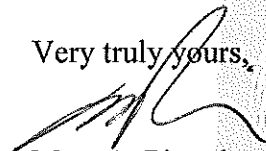
If a purchase is consummated, Brady Sullivan will agree to leave the area open to the public until such time as a development deal requires that the area be closed to public use. This will allow the public to continue to pass through the area in the interim.

The proposed purchase price is based upon the land not being useable by a Buyer other than the owner of the Plaza property, which significantly affects its potential market value.

Based on the totality of the circumstances, Brady Sullivan believes that the City will benefit greatly through this sale.

Thank you for your attention to this request. We look forward to your response.

Very truly yours,



Marc A. Pinard

670 N. COMMERCIAL STREET MANCHESTER NH 03101
P 603.622.6223 F 603.622.7342
BRADYSULLIVAN.COM